



## 3, The Mews St. Nicholas Road, Barry CF62 6QX

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING E

A end of terraced dwelling being marketed with NO FORWARDING CHAIN. Situated in the highly sought-after 'West End' of Barry, just a stone's throw from the picturesque Romilly Park and beautiful beaches. The property also benefits from being within walking distance to Barry train station providing links to Cardiff and Bridgend.

The property does require an element of modernisation but does boast ample room throughout.

To the ground floor; a spacious entrance hallway, living room with a boxed bay window, a dining room, with bi-folding doors leading to the rear garden, Additional conveniences include a w.c. cloakroom and a kitchen. To the first floor; Three generously-sized bedrooms, each offering ample space and comfort for family living. A family shower room.

The property benefits from gas central heating and UPVC double glazing throughout. To the front, Forecorted enclosed small garden, alongside allocated parking and a garage. To the rear An enclosed garden features a raised decked patio area, paved pathway with edged planted established shrubbery.





## FRONT

Forecourt front with paved pathway leading to UPVC double glazed front door. Wrought iron fencing enclosing small garden area with laid decorative chippings with planted established shrubbery. Access to garage and parking.

## Entrance Hallway

6'11 x 16'05 (2.11m x 5.00m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed front door with obscured glass insert. Wood panelled door with glass insert leading to the living room, wood panelled doors leading to the dining room and kitchen. Further wood panelled door leading to W.C. Cloakroom. Fitted carpet staircase leading to the first floor landing.

## W.C Cloakroom

3'09 x 5'05 (1.14m x 1.65m)

Textured ceiling, porcelain tiled walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window with vent extractor to the front elevation. Vanity wash hand basin. Cistern toilet. Wood panelled door leading through to the entrance hallway.

## Living Room

11'04 x 15'04 (3.45m x 4.67m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed boxed window to the rear elevation. Wood panelled door with glass insert leading to the entrance hallway.

## Dining Room

9'07 x 16'04 (2.92m x 4.98m)

Textured ceiling, textured walls, fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed bi - folding doors leading out to the rear garden. Serving hatch to kitchen. Wood panelled door leading through to the entrance hallway.

## Kitchen

6'06 x 11'08 (1.98m x 3.56m)

Textured ceiling, papered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Porcelain tiled splashback's. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Wall mounted combination boiler. Space for washing machine, space for cooker, space for fridge / freezer. Wood panelled door leading out to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

2'09 x 10'03 x 10'05 (0.84m x 3.12m x 3.18m)

Textured ceiling, textured walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. Further wood panelled door leading to the family shower room. Access to two storage cupboards.

### Bedroom One

11'04 x 11'09 (3.45m x 3.58m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to storage. Wood panelled door leading through to the first floor landing.

### Bedroom Two

13'07 x 16'04 (4.14m x 4.98m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. Built-in storage. Wood panelled door. Leading through to the first floor landing. UPVC double glazed windows to both front and rear elevations.

### Bedroom Three

8'04 x 8'09 (2.54m x 2.67m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first-floor landing.

### Family Shower Room

5'06 x 6'02 (1.68m x 1.88m)

Textured ceiling with skylight, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. Double shower with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear garden. Raised decked patio area. Paved pathway. planted established shrubbery. Side access to front. UPVC double glazed bi -folding doors leading to the dining room.

## GARAGE

10'05 x 16'06 (3.18m x 5.03m )

Up & over garage door.

## COUNCIL TAX

Council tax band E

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

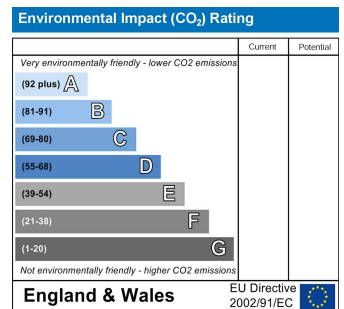
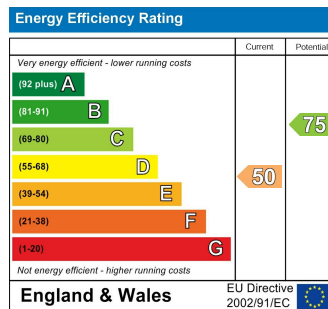
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is FREEHOLD . You are advised to check these details with your solicitor as part of the conveyancing process.



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

