



16 Salisbury Road, Barry CF62 6PE £220,000 Freehold

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

A much loved traditional terrace property, offered with no forward chain and viewing is highly recommended. Conveniently located within walking distance to Porthceri Country Park, various local beaches, and Romilly Park.

The property briefly comprises, entrance porch, hallway, living/dining area, kitchen and further sitting room or office with doors opening to the rear garden. To the first floor, two bedrooms, family bathroom. To the front, a forecourt area with mature shrubbery. To the rear, paved court yard with established shrubbery. Benefitting from UPVC double glazing and partial gas central heating.



FRONT

Forecourt area with door opening to entrance hallway.

Entrance Porch

UPVC double glazed front door. Wooden flooring, wood panelled walls and a textured ceiling. A further wooden door with opaque glazing leading into the hallway.

Hallway

Laminate wood effect flooring, wood panelled walls and a textured ceiling. Doors leading to the lounge and dining room and a fitted carpet stairs leading to the first floor.

Lounge

13'10" x 9'10" (4.22m x 3.00m)

Laminate wood effect flooring, wallpapered walls and a textured ceiling. UPVC double glazed bay window. Fireplace with a wooden mantel. Open to the dining room.

Dining Room

10'10" x 10'3" (3.30m x 3.12m)

Laminate wood effect flooring, wallpapered walls and a textured ceiling. Feature fireplace, radiator and UPVC double glazed window to the rear aspect. Door to kitchen.

Kitchen

10'2" x 8'4" (3.10m x 2.54m)

Vinyl tile effect flooring, wallpapered walls and a textured ceiling. UPVC double glazed side aspect window. Wooden eye level and base level units with complementing work surfaces. Stainless steel 1 1/2 sink inset with a mixer tap. Tiled splash back. Space and plumbing for a washing machine. Space for a freestanding fridge/freezer and oven. Door leading to an understairs storage cupboard and a door leading to extended reception room.

Sitting Room/Office

8'11" x 8'9" (2.72m x 2.67m)

Laminate wood effect flooring, wallpapered walls and a textured ceiling. Storage cupboard and further cupboard housing boiler, radiator and UPVC patio doors opening to the rear garden.

FIRST FLOOR

Landing

Fitted carpet flooring. Textured ceiling. Wallpapered walls. Doors leading to bedrooms and a shower room. Fitted storage cupboard and loft access.

Bedroom One

12'1" x 10'9" (3.68m x 3.28m)

Fitted carpet flooring. Wallpapered walls and a textured ceiling. Two front aspect windows and a wall mounted electric heater.

Bedroom Two

10'9" x 7'10" (3.28m x 2.39m)

Fitted carpet flooring. Wallpapered walls and a textured ceiling. UPVC double glazed rear aspect window and a wall mounted electric heater.

Shower Room

10'0" x 7'2" (3.05m x 2.18m)

Vinyl wood effect flooring, Papered walls with part ceramic tiles and textured ceiling. A three piece suite comprising of, close coupled toilet, a pedestal wash basin with mixer tap and a walk in shower cubicle with electric shower and glass shower screen. Wall tiles. A UPVC double glazed opaque rear aspect window and a radiator.

REAR GARDEN

Step out of the additional reception room at the rear of the property onto a well appointed patio area perfect for al-fresco dining. There is a small area of artificial grass, flowerbeds with well established shrubbery, potted plants and areas of decorative stones. There is a rear access gate and the garden is fully enclosed by stone walls.

COUNCIL TAX

Council tax band C.

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

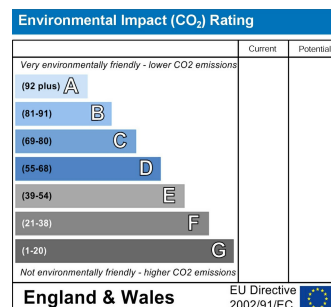
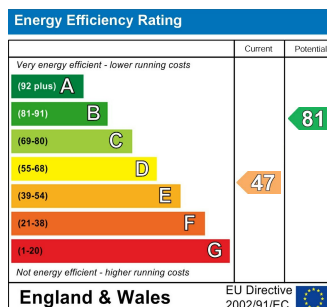
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PROCEEDS OF CRIME ACT 2002

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.



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