



## 40 Everard Street, Barry CF63 4PX £240,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

A fabulous opportunity to acquire this immaculately presented property that has been modernised over the years to a high standard. This bay fronted dwelling is essential to view and is an ideal first time buy. Ideally located and placed in the 'Town Centre' location of Barry, within walking distance to shops and schools.

Briefly comprising, entrance hallway, through living/dining room, modern fitted kitchen. To the first floor:- three bedrooms and a family bathroom. Benefiting from gas central heating via combination boiler. To the front, walled fore-courted area. To the rear, an enclosed garden with steps descending to a level patio area, astro turf and enclosed by feather edge fencing surrounding. Lane access. Benefiting from gas central heating and UPVC double glazing throughout.



## FRONT

Gated forecourt area with tiled and slate shingle tiled with composite double glazed front door to entrance hallway.

## Entrance Hallway

Plastered ceiling and walls, timber wood panelling, vinyl flooring, radiator, fitted carpet stairs rising to the first floor, wall mounted consumer units and metres, barn style wooden door into living and dining room.

## Living Room

12'11 x 11'10 (3.94m x 3.61m)

Plastered ceiling, coving, plastered walls, herringbone Karn Dean wood effect flooring, radiator, UPVC double glazed bay window overlooking the front original traditional fireplace and wood surround opening into dining area.

## Dining Room

12'10 x 11'10 (3.91m x 3.61m)

Plastered ceiling and walls, picture rail, continuation Karn Dean wood effect flooring, radiator UPVC double glazed French doors to the rear garden, door to under stairs storage and doorway to the kitchen.

## Kitchen

13'7 x 8'9 (4.14m x 2.67m)

Plastered ceiling and walls UPVC double glazed windows to the rear garden, ceramic splash back tiles, ceramics tiled flooring and radiator. Wall units, base units and wall mounted units, work surface over, space for range style cooker, extractor fan over, stainless steel sink and drainer with mixer tap, space for washing machine, space for tall American style fridge freezer and space for dishwasher.

## Landing

Plastered ceiling and walls, wood panelling, fitted carpet, wooden barn style doors to three bedrooms and family bathroom.

## Bedroom 1

Plastered ceiling with coving, plastered walls with picture rail, fitted carpet, UPVC double glazed bay windows to the front, space for wardrobes and a radiator.

## Bedroom 2

12'1 x 10'6 (3.68m x 3.20m)

Plastered ceiling with picture rail, plastered walls, fitted carpet, cupboard housing wall mounted gas combination boiler, radiator UPVC double glazed window overlooking the rear garden.

## Bedroom 3

8'11 x 7'7 (2.72m x 2.31m)

Plastered ceiling plastered walls, fitted carpet, radiator UPVC double glazed window overlooking the rear garden.

## Family Bathroom

6'11 x 5'9 (2.11m x 1.75m)

Plastered ceiling with downlights, extractor fan, ceramic tiled flooring UPVC obscured glass window overlooking the side, three piece bathroom suite, wash hand basin, toilet, bath with mixer tap and rain shower over, recessed storage with downlights, chrome towel rail radiator.

## REAR GARDEN

Paved patio area with steps leading to paved further paved patio area, raised flowerbeds enclosed with fencing and astroturf.

## 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

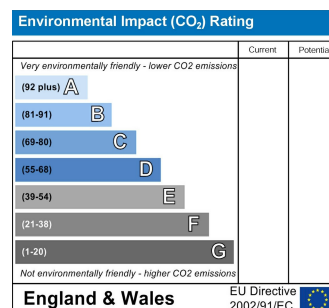
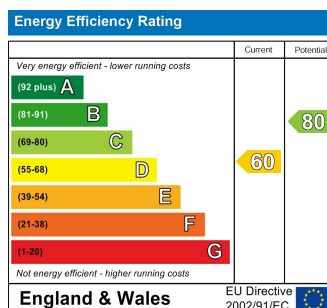
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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