



8 Wilfred Street, Barry CF63 3NY £220,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Nestled in the charming area of Wilfred Street, Barry, this delightful terraced house is situated within Barry Town area close to all local amenities and transport links providing routes across the Vale and links to Cardiff. Ideal for a first time buyer, viewing is highly recommended.

The property briefly comprises, to the ground floor, entrance hallway, living room, dining room, modern fitted kitchen, rear lobby leading to a family bathroom suite. To the first floor, two double bedrooms and an en-suite wet room. To the second floor, a further third bedroom. The rear garden is level and fully enclosed with artificial grass and paved patio areas. Benefitting from gas central heating and UPVC double glazing throughout.



FRONT

Fore court area with paving slabs. UPVC double glazed front door opening to the entrance hallway.

ENTRANCE HALLWAY

Papered ceiling with traditional coving. Papered walls. Fitted carpet flooring. Radiator. Wooden doors to living room and kitchen. Traditional staircase with carpeted stairs rising to the first floor. Fitted storage under stairs.

LIVING ROOM

13'2 x 11'5 (4.01m x 3.48m)

Papered ceiling with traditional coving. Papered walls. Fitted carpet flooring. UPVC bay fronted windows. Radiator.

DINING ROOM

12'9 x 9'10 (3.89m x 3.00m)

Papered ceiling, plastered walls with fitted carpet flooring. UPVC double glazed door opening to the side aspect. Radiator.

KITCHEN

15'0 x 7'7 (4.57m x 2.31m)

Plastered ceiling, plastered walls, tiled flooring. Ceramic metro tiles to splashback areas. UPVC double glazed window to the side aspect. Wooden door to rear lobby. Kitchen comprises of, wall units, base units and laminate worksurfaces. Composite sink and drainer with mixer tap over. Space for gas cooker. Space for tall fridge/freezer. Plumbing for dishwasher.

REAR LOBBY

7'8 x 3'3 (2.34m x 0.99m)

Plastered ceiling, plastered walls and tiled flooring. UPVC double glazed door and window to the side aspect. Plumbing for washing machine. Door to family bathroom.

FAMILY BATHROOM

7'6 x 4'11 (2.29m x 1.50m)

Plastered ceiling, ceramic tiled walls and flooring. Bath with mixer tap and shower attachment. Close coupled toilet. Pedestal wash hand basin with twin taps. Radiator. UPVC double glazed opaque glass window.

FIRST FLOOR

LANDING

Papered ceiling, papered walls and fitted carpet flooring. Wooden paddle style staircase leading to the second floor. Doors to bedrooms.

BEDROOM ONE

14'7 x 11'8 (4.45m x 3.56m)

Plastered ceiling, papered walls and fitted carpet flooring. UPVC double glazed windows to the front. Radiator.

BEDROOM TWO

12'6 x 8'10 (3.81m x 2.69m)

Plastered ceiling, papered walls and fitted carpet flooring. UPVC double glazed window to the rear garden. Door to en-suite wet room.

EN-SUITE

9'4 x 7'10 (2.84m x 2.39m)

Plastered ceiling, tiled walls, nonslip vinyl flooring. Opaque UPVC double glazed window to the rear. Walk-in shower cubicle with electric shower over. Close coupled toilet. Pedestal wash hand basin. Radiator.

SECOND FLOOR

Plastered ceiling with Velux window. Plastered walls. Carpet flooring. Wooden door opening to bedroom.

BEDROOM THREE

14'7 x 11'8 (4.45m x 3.56m)

Plastered ceiling and walls. Fitted carpet flooring. Velux window. Electric storage heater.

REAR GARDEN

A level and fully enclosed rear garden. Stone and brick walls surrounding with a wooden gate leading to lane access. Paved patio slabs with artificial grass. Outside lighting and sockets. Space for garden shed.

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

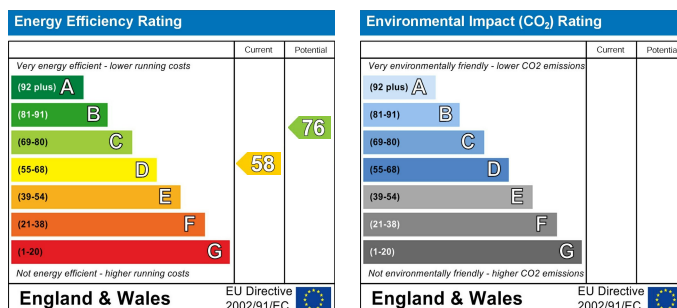
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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