



67 Court Road, Barry CF63 4EW £268,000 Freehold

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

A beautifully presented three-bedroom mid-terraced property boasting generous family accommodation and charming décor. Situated in close proximity to Barry Town Centre, this home offers convenient access to various amenities and public transport links.

The property comprises: Entrance hallway, Living room/dining area. Kitchen with integrated appliances and sitting room with access to utility cloak room. Patio doors opening to the rear garden. To the first floor, three bedrooms, master with en-suite and spacious family bathroom. To the front, Fore courted area with mature shrubbery. To the rear, a larger than average garden with decked patio area, flower beds and further paved patio. Space for garden shed and wooden gate to lane access.

Benefitting from gas central heating and UPVC double glazing. Viewing is essential to appreciated.



FRONT

Fore court area. UPVC double glazed front door opening to entrance hallway.

Entrance Hallway

The area features laminate flooring, a radiator for heating, stairs leading to the first floor, and doors providing access to the rooms on the ground floor. Additionally, there is an understairs storage cupboard for additional storage space.

Living/Dining Area

25'6 x 11'11 (7.77m x 3.63m)

Double glazed bay window to the front and an additional double glazed window to the rear. The interior details include a coved ceiling, a picture rail, a ceiling rose, and an attractive fire surround with gas fire insitu. The flooring is covered with a fitted carpet.

Kitchen & Sitting Room

18'9 x 10'8 (5.72m x 3.25m)

The kitchen includes a range of base and wall units, complementing work surfaces, a breakfast bar, an integrated dishwasher, a fridge freezer, a stainless steel sink and drainer, upvc double glazed windows and doors to the side and rear, space for a range cooker, and ample room for appliances.

Utility Area/W.C

6'8 x 4'3 (2.03m x 1.30m)

Close coupled toilet, wash hand basin, wall mounted boiler, tiled flooring, power points, radiator, space for white goods, fitted work top, glazed window to side.

FIRST FLOOR

Landing

Loft access via pull down ladder. Fitted carpet flooring. Doors to first floor rooms

Bedroom One

13'1 x 9'9 (3.99m x 2.97m)

UPVC double glazed window to rear aspect. Fitted carpet flooring. Radiator. Range of sliding wardrobes with mirror doors. Door to ensuite

En-suite

UPVC double glazed window to side aspect. Close coupled toilet. Wash hand basin. Shower enclosure with shower over. Vinyl flooring. Radiator.

Bedroom Two

14'2 x 9'5 (4.32m x 2.87m)

UPVC double glazed window to front aspect. Radiator. Fitted carpet flooring.

Bedroom Three

11 x 6'1 (3.35m x 1.85m)

UPVC double glazed window to front aspect. Radiator. Fitted carpet flooring.

Family Bathroom

Bathroom comprises of a panelled bath, close coupled toilet, wash hand basin. Separate shower. Radiator. Vinyl flooring. UPVC double glazed window to rear aspect.

REAR

A enclosed low maintenance rear garden with decked patio area and paved area with flower beds. Lane access via wooden gate.

COUNCIL TAX

Council tax band D.

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

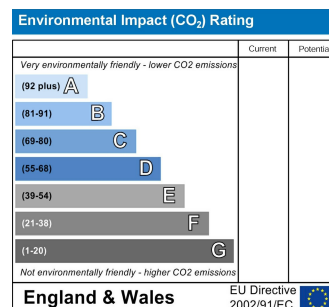
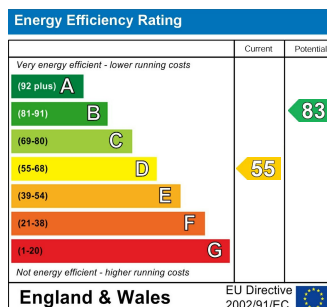
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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