



## 60 Wenvoe Terrace, Barry CF62 7ET £270,000 Freehold

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

A three bedroom semi detached dwelling, placed in the West End location of Barry, close to High Street's popular shopping area, local schools, parks and beaches. Barry Train station is within walking distance with regular services to Cardiff/Bridgend.

The property briefly comprises, entrance hallway, a spacious kitchen leading to sitting room with sea views across the Bristol channel.

Further living room and dining room. To the first floor, three bedrooms and a family bathroom. Extensive views across Barry Island and towards the Bristol channel and beyond. To the front, a laid lawn area with planet shrubbery and steps ascending to the property entrance. To the rear; an enclosed garden with a patio area, raised flower beds and brick built shed. Basement storage.

Benefiting from gas central heating and UPVC double glazing throughout. Viewing highly recommended.





## FRONT

Steps descending. Enclosed with raised flowerbeds and mature shrubbery. Brick built walls surrounding. Side access leading to the rear. UPVC front door opening to the entrance hallway.

## Entrance Hallway

Papered ceiling, papered walls with dado rails. Wood effect vinyl flooring. Wooden doors to living room and kitchen. Radiator.

## Lounge

13'5" x 11'4" (4.09m x 3.46m)

Papered ceiling, papered walls with dado rails. Fitted carpet flooring. Fireplace with timber surround, tiled inserts and cast-iron. Slate hearth. Radiator. UPVC double glazed window overlooking the rear with views across the Bristol Channel and beyond. Double wooden doors to dining area.

## Dining Room

10'9" x 9'8" (3.30m x 2.97m)

Papered ceiling, papered walls with coving. Continuation of carpet flooring. UPVC double glazed window overlooking the front. Radiator.

## Kitchen

11'4" x 7'8" (3.47m x 2.36m)

Plastered ceiling with coving. Plastered walls, vinyl flooring. UPVC double glazed window overlooking the side elevation. Kitchen comprises of wall units, base units, work surfaces, integrated gas hob, electric oven under and wall mounted extractor fan. Ceramic splashback tiles. Space for fridge/freezer and plumbing for washing machine. Steps descending to further sitting area.

## Sitting Room

11'6" x 7'8" (3.52m x 2.36m)

Timber ceiling sloping with Velux windows. Plastered walls with UPVC double glazed window overlooking the rear with views across the Bristol Channel and beyond. UPVC double glazed door opening to the rear garden. space for log burning stove. Wooden flooring.

## FIRST FLOOR

### First Floor Landing

Papered ceiling, loft access, papered walls and dado rails. Fitted carpet flooring. UPVC double glazed window overlooking the front elevation, wooden balustrade, wooden doors to bedrooms and family bathroom.

### Bedroom 1

12'9" x 11'4" (3.90m x 3.46m)

Papered ceiling, papered walls, fitted carpet flooring, radiator. UPVC double glazed window with sea views across the Bristol Channel and beyond. Fitted wardrobes.

### Bedroom 2

11'4" x 10'5" (3.46m x 3.19m)

Papered ceiling, papered walls, fitted carpet flooring, fitted storage cupboard housing combination boiler. Wall mounted radiator. UPVC double glazed window overlooking the rear garden with views across the Bristol Channel and beyond.

### Bedroom 3

10'10" x 9'8" (3.31m x 2.95m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front elevation. Radiator.

## Family Bathroom

8'4" x 7'8" (2.56m x 2.34m)

Plastered ceiling, tiled walls, vinyl flooring, shower cubicle with shower over and sliding glass shower screen. Pedestal wash hand basin with mixer tap. Close coupled toilet. Bath with mixer tap over. UPVC double glazed obscured glass window to the side elevation.

## REAR

Concrete steps descending to a paved patio area. Further stone steps leading to a level landscaped garden with raised flowerbeds, brick built storage shed, sea views across the Bristol Channel and beyond. Access to basement storage. Side pathway leading to be wooden gate leading to the front elevation. Outside lighting and tap.

## 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.

## PHOTOGRAPH DISCLAIMER

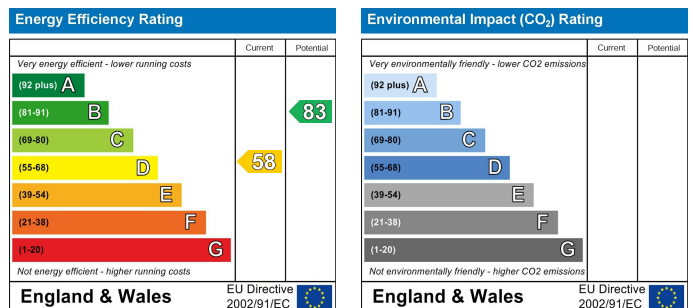
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## PROCEEDS OF CRIME ACT 2002

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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