



76 Castleland Street, Barry CF63 4LP £210,000 Freehold

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

****NO CHAIN**** A three bedroom mid terraced, bay fronted traditional dwelling offering spacious living throughout. The property is ideally placed in the Town Centre location of Barry, close to shops, schools and with local train and bus links in walking distance.

Briefly comprising, entrance hallway, living room/dining room, fitted kitchen and ground floor bathroom. To the first floor, two double bedrooms and a large single bedroom. To the front, a walled fore-courted area. To the rear, a low maintenance garden with patio area and access to the lane. Gas central heating via a combination boiler and UPVC double glazed windows & doors throughout. Internal and external insulation, completed 2012 (Grant funded). Viewing highly recommended.

TENURE- The seller has advised the property is FREEHOLD. The appointed conveyancer can clarify this.



FRONT

Forecourt area with paved patio. Composite obscured glass double glazed front floor into entrance hallway.

Entrance Hallway

11'7 x 4'9 (3.53m x 1.45m)

Textured ceiling with coving, papered walls, tile effect vinyl flooring, wall mounted radiator. Wood frame door with glass insert entering through to the living and dining room.

Living/Dining Room

25'9 x 14'7 (7.85m x 4.45m)

Textured ceiling with coving, plastered walls, fitted carpet flooring, bay fronted UPVC double glazed windows. Feature gas flame effect fireplace, fitted carpets stairs rising to the first floor. Under stairs storage. Wall mounted radiator. UPVC double glazed window overlooking the rear garden. Wooden door to the kitchen.

Kitchen

10'3 x 8'10 (3.12m x 2.69m)

Textured ceiling plastered walls and ceramic tiles, tile effect vinyl flooring. UPVC double glazed window to the side elevation. Fitted base units and wall mounted units. Four ring gas hob with electric extractor fan overhead. Electric fan assisted oven. Space for undercounter fridge. Stainless steel sink and drainer with mixer tap over.

Utility Room

9'7 x 5'2 (2.92m x 1.57m)

Textured ceiling, plastered walls, continuation of vinyl flooring. UPVC double glazed obscured glass door entering the rear garden. Wall mounted units and work surface. Space for washing machine and tumble dryer. Space for freezer. Wall mounted radiator. Wooden door to family bathroom.

Family Bathroom

8'11 x 5'11 (2.72m x 1.80m)

PVC tongue groove ceiling with ceiling light. Papered walls and ceramic tiles. Wall mounted radiator. UPVC double glazed obscured glass windows to the rear garden. Pedestal wash hand basin. Close coupled toilet. Bath with electric shower over.

FIRST FLOOR

Landing

Papered ceiling, papered walls, fitted carpet flooring. Wooden doors to bedrooms. Wall mounted radiator.

Master Bedroom

13'6 x 10'2 (4.11m x 3.10m)

Textured ceiling, coving, papered walls, fitted carpet flooring. Fitted storage cupboards. UPVC double glazed window overlooking the front elevation.

Second Bedroom

11'6 x 8'8 (3.51m x 2.64m)

Textured ceiling, papered walls, fitted carpet flooring. Fitted storage cupboard. UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

Bedroom Three

9'1 x 8'1 (2.77m x 2.46m)

Plastered ceiling, plastered walls, fitted carpet flooring, fitted storage cupboards with a wall mounted combination boiler. UPVC double glazed window overlooking the rear garden.

REAR GARDEN

Concrete pathway leading to a raised patio area with paved patio slabs, enclosed with brick built walls and space for garden shed. Wooden gate to rear alleyway.

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

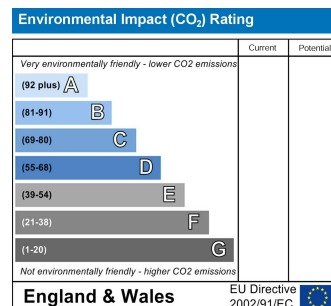
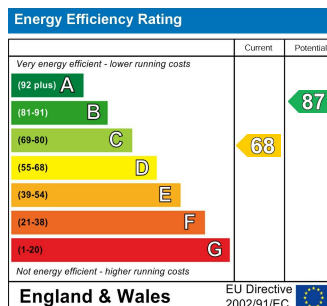
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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