



5 Pyke Street, BARRY CF63 4PG £229,500 Freehold

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

A well presented mid terraced traditional dwelling, ideally placed in the town centre location of Barry. A short walk away leads to the main shopping area and the train station leading to Cardiff/Bridgend with a regular service. Viewing is essential to appreciate.

Briefly comprising, entrance hallway, through living/dining room, modern fitted kitchen with ample units and space for breakfast table. To the first floor, three double bedrooms and a family bathroom suite. To the front, a walled fore court area. To the rear, a low maintenance garden with decking. Benefiting via UPVC double glazing and gas central heating via a combination boiler.



FRONT

A walled forecourted garden.

Entrance Porch

3'1" max x 2'9" max (0.94m max x 0.84m max)

Enter via UPVC opaque glass double glazed front door. Textured ceiling. Textured walls. Ceramic tiled to dado height. Laminate flooring. Glazed opaque door into entrance hallway.

Entrance Hallway

Smoothly plastered and coved ceiling. Corbels. Smoothly plastered walls. Laminate flooring. Two radiators. Open understairs storage. Stairs rising to first floor. Doors to living room and kitchen/diner.

Living Room

25'4" max bay x 12'3" (7.72m max bay x 3.73m)

Textured and coved ceiling. Papered walls. Laminate flooring. UPVC double glazed bay window to the front. UPVC double glazed window to the side and rear. Two radiators. Feature wooden fire surround with inset gas fire.

Kitchen/Diner

17'10" max x 10'4" max (5.44m max x 3.15m max)

Smoothly plastered ceiling with spotlights. Smoothly plastered walls. Ceramic tiled floor. UPVC double glazed windows to the side and rear. Fitted kitchen comprising of eye level units and base units with drawers and work surfaces over. Integrated electric oven, gas hob and extractor hood over. Space for washing machine and dishwasher. Integrated fridge and wine cooler. Storage cupboard. Wall mounted combination boiler supplying gas central heating and hot water. Space for breakfast table and chairs. Radiator. UPVC double glazed opaque glass door to the rear garden.

FIRST FLOOR

Smoothly plastered ceiling with attic hatch. Smoothly plastered walls. Fitted carpet. Spiral staircase to attic room. Radiator. Doors to bedrooms and bathroom.

Bedroom 1

17'11" max x 10'2" max (5.46m max x 3.10m max)

Textured and coved ceiling. Smoothly plastered walls. Fitted carpet. Two UPVC double glazed windows to the front. Two radiators.

Bedroom 2

11'9" max x 10'1" max (3.58m max x 3.07m max)

Textured and coved ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

Bedroom 3

10'7" max x 10'1" max (3.23m max x 3.07m max)

Textured and coved ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window overlooking the rear garden. Radiator. Two alcove cupboards.

Bathroom

7'5" max x 6'1" max (2.26m max x 1.85m max)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled floor. UPVC double glazed opaque window to the side. P-shaped bath with shower off tap. Close coupled cistern wc. Pedestal wash hand basin. Chrome towel rail radiator.

hobby Room

14'4" max x 9'0" max (4.27m'1.22m" max x 2.74m'0.00m" max)

Smoothly plastered vaulted ceiling with velux window to the front. Storage into eaves.

REAR

An enclosed courtyard garden. Brick built shed. Gated rear lane access.

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.

