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## 29 Jewel Street, Barry CF63 3NQ

### £240,000 Freehold

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

A well-presented mid-terraced property featuring double bay windows and offering spacious living areas. It is conveniently located within walking distance of shops, schools, and public transport options.

The layout of the property includes an entrance porch, entrance hallway that leads to a living room and a separate dining room, providing ample space for relaxation and entertaining. A spacious kitchen that is designed for convenience.

On the first floor, there are three bedrooms, which offer comfortable accommodation for families or guests. Additionally, there is a family bathroom that serves these bedrooms. Stairs rising to an attic area providing additional hobby or storage space.

At the front of the property, there is a walled forecourt area that enhances curb appeal. The rear features an enclosed garden with a patio area, ideal for outdoor activities and relaxation. An outbuilding with power and lighting providing ideal location for working from home or an area of relaxation the outbuilding also has UPVC door access to a rear lane.

The property benefits from double-glazed windows throughout, ensuring energy efficiency and noise reduction. It also has gas central heating, providing warmth during colder months.

Viewing is highly recommended to appreciate this attractive home fully.



## FRONT

Forecourt front, Laid decorative chippings. Tiled pathway leading to composite front door. On street parking.

## Entrance Porch

2'07 x 3'02 (0.79m x 0.97m)

Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Composite front door with glass insert and skylight. UPVC double glazed door with obscured glass insert leading through to the entrance hallway.

## Entrance Hallway

3'02 x 11'08 (0.97m x 3.56m)

Textured ceiling with original coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed door with obscured glass insert to the entrance porch. Fitted carpet staircase rising to the first floor. Wood framed door with glass insert leading through to the living room.

## Living Room

11'10 x 25'09 (3.61m x 7.85m)

Textured ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. UPVC double glazed window to the rear elevation. Feature gas fire with surround and marble hearth. Wood panelled doors with glass insert leading through to the entrance hallway. A further wood panelled door with glass insert leading through to the dining room.

## Dining Room

9'10 x 11'05 (3.00m x 4.39m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood framed door with glass insert leading through to the living room. Access to under stairs storage. Through opening to kitchen.

## Kitchen

9'03 x 9'09 (2.82m x 2.97m)

Textured ceiling, Ceramic tiled walls. Ceramic tiled flooring. UPVC double glazed window to the rear elevation. UPVC double glazed patio door leading to the rear garden. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob, integrated oven. Stainless steel cooker hood. Integrated dishwasher. Space for washing machine, space for fridge freezer. Through opening to the dining room.

## FIRST FLOOR

### First Floor Landing

5'01 x 19'02 (1.55m x 5.84m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase leading to the ground floor. Wood panelled doors leading to bedrooms one, two, and bedroom three. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising to attic space.

### Bedroom One

14'04 x 14'06 (4.37m x 4.42m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. A further front UPVC double glazed window. Wood panelled door leading through to the first floor landing. Built-in wardrobes.

### Bedroom Two

9'01 x 11'02 (2.77m x 3.40m)

Papered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Three

5'09 x 9'10 (1.75m x 3.00m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Cupboard housing wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

### Loft Space / Hobby Area

12'04 x 13'03 (3.76m x 4.04m)

Textured ceiling with Velux window, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase leading to the first floor.

## Family Bathroom

4'09 x 6'11 (1.45m x 2.11m)

Smoothly plastered ceiling with vent extractor. Porcelain tiled walls. Laminate flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Close coupled toilet. Bath. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed courtyard garden with sandstone paved patio. Side area with a continuation of sandstone paved pathway. UPVC double glazed patio door leading into the kitchen. Access to outbuilding.

## OUTBUILDING

9'00 x 11'00 (2.74m x 3.35m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Power and lighting. UPVC double glazed sliding patio doors leading to the garden, access to rear lane via a UPVC patio door.

## 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

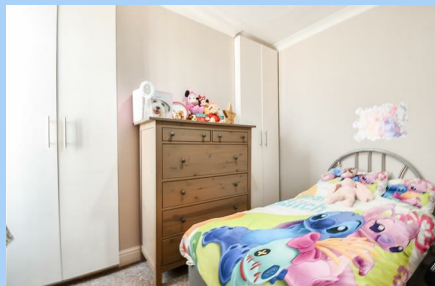
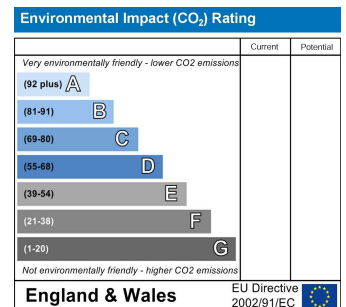
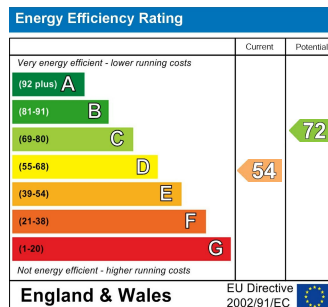
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## PROCEEDS OF CRIME ACT 2002

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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