



3 Palmerston Cottages Palmer Street, Barry CF63 2NJ

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

Nestled on the charming Palmer Street in Barry, this end-of-terrace cottage presents a wonderful opportunity for those looking to create their dream home.

With two generously sized double bedrooms, this property is ideal for a first time buyer or someone seeking a low maintenance living space.

The spacious living room offers a welcoming atmosphere, perfect for relaxation or entertaining guests. However, it is important to note that the property is in need of refurbishment, allowing you the chance to personalise and modernise the space to your taste.

While the cottage does not feature any garden space, its location provides easy access to local amenities and the vibrant community of Barry. This property is a blank canvas, ready for you to transform it into a comfortable and stylish residence.

If you are looking for a project with great potential in a desirable area, this end-of-terrace cottage on Palmer Street could be the perfect fit for you.



FRONT

Enter the property via a private court yard of Palmerston House. Flush fronted to the pavement with a traditional wooden door opening to the entrance hallway.

Entrance Hallway

15'7 x 3'0 (4.75m x 0.91m)

Plastered ceiling, plastered walls, tiled flooring. Storage cupboard understairs. Doors to kitchen/dining room and living room.

Kitchen/Dining Room

13'6 x 12'2 (4.11m x 3.71m)

Plastered ceiling, plastered walls, tiled flooring. Original sash window. Kitchen is fitted with a selection of wall units and base units. Electric oven and hob with extractor fan above. Plumbing for washing machine and space for fridge/freezer. Ample room for dining. Radiator. Sliding doors to living room.

Living Room

14'1 x 11'9 (4.29m x 3.58m)

Plastered ceiling, plastered walls, tiled flooring. Original sash window. Fireplace surround with marble hearth. Stairs rising to the first floor.

FIRST FLOOR

Landing

Plastered ceiling with loft access. Plastered walls, fitted carpet flooring. Doors to bedrooms and family bathroom.

Bedroom One

13'6 x 10'11 (4.11m x 3.33m)

Textured ceiling, plastered and papered walls, fitted carpet flooring (Polished exposed floorboards under). Radiator. Original sash window.

Bedroom Two

14'3 x 10'4 (4.34m x 3.15m)

Textured ceiling, plastered and papered walls, fitted carpet flooring (Polished exposed floorboards under). Radiator. Original sash window.

Family Bathroom

10'6 x 6'6 (3.20m x 1.98m)

Textured ceiling, plastered walls with part ceramic tiles. Tiled flooring. Radiator. Bath with twin taps. Shower cubicle with electric shower over. Close coupled toilet. Wash hand basin. Sash window.

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

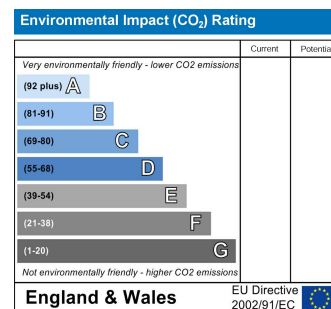
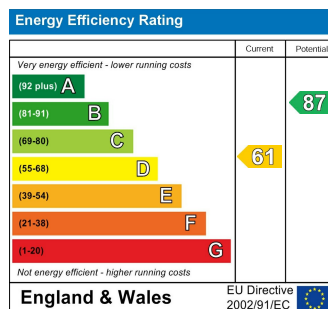
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PROCEEDS OF CRIME ACT 2002

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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