



68 Salisbury Road, Barry CF62 6PD £250,000 Freehold

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

A beautifully presented three bedroom bay fronted, mid terraced traditional dwelling. Viewing is highly recommended to appreciate. The property benefits from being close to numerous beaches and close to Romilly Park. Walking distance to local amenities and public transport links, providing links across the Vale/Cardiff.

Briefly comprising, entrance porch and entrance hallway, living room through opening to dining room with French doors leading to an enclosed rear garden. A fitted kitchen. To the first floor, two double bedrooms and a single bedroom, a family bathroom. Benefiting from UPVC double glazing throughout and gas central heating via a combination boiler.

To the front, a walled and paved fore-courted area. To the rear an enclosed garden with paved patio area, raised flowerbeds. A further paved patio area with summer house. Rear access to lane.



FRONT

Forecourt front. Paved pathway leading to a UPVC double glazed French doors. On street parking.

Entrance Porch

2'06 x 3'06 (0.76m x 1.07m)

UPVC double glazed windows, UPVC double glazed French doors. UPVC double glazed obscured glass door leading to the entrance hallway.

Entrance Hallway

6'01 x 13'08 (1.85m x 4.17m)

Smoothly plastered ceiling, smoothly plastered walls. Original tiled flooring. UPVC double glazed door with obscured glass and skylight leading from front porch. Fitted carpet staircase rising to the first floor. Access to under stairs storage. Wood panelled door leading through to dining room. Wood panelled bi- folding doors leading through to the kitchen.

Living Room

11'06 x 12'06 (3.51m x 3.81m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Through opening to dining room.

Dining Room

11'06 x 13'08 (3.51m x 4.17m)

Textured ceiling with coving, smoothly plastered walls. Original parquet flooring. Wall mounted radiator. UPVC double glazed bay fronted window and French doors leading to the rear garden. Wood panelled door leading through to the entrance hallway.

Kitchen

6'00 x 7'11 (1.83m x 2.41m)

Smoothly plastered ceiling, smoothly plastered walls. Quarry tiled flooring. Porcelain tiled splashback's. UPVC double glazed window to the rear elevation. A fitted kitchen, comprising of wall and base units. Wood laminate worktops. Integrated induction hob. Integrated oven. Stainless steel sink. Space for washing machine, space for fridge / freezer. UPVC double glazed door leading out to the rear garden with obscured glass. Wood panelled bi folding door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'02 x 8'07 (1.88m x 2.62m)

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

Bedroom One

10'03 x 11'02 (3.12m x 3.40m)

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

Bedroom Two

10'04 x 10'05 (3.15m x 3.18m)

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

Bedroom Three

6'02 x 6'11 (1.88m x 2.11m)

Smoothly plastered ceiling with coving and loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled sliding door leading out to the first floor landing.

Family Bathroom

5'08 x 6'02 (1.73m x 1.88m)

Smoothly plastered ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscure glass to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wood panelled door leading through to the first floor landing.

REAR

An enclosed rear garden. Paved patio area with French doors leading to the dining room. Planted established shrubbery. A further patio area with summer house. Access to outbuildings. Lane access to rear.

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

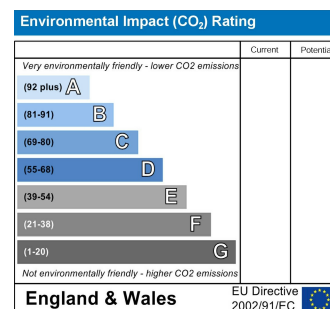
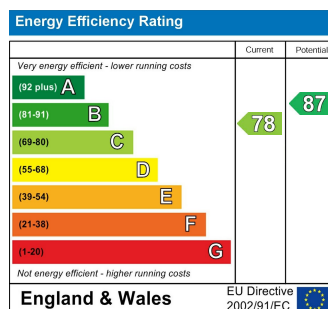
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PROCEEDS OF CRIME ACT 2002

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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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