



11 Gaen Street, Barry CF62 6JZ £230,000 Freehold

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

A beautifully presented and much loved, mid terraced dwelling, placed in the West End location of Barry. The property is close to Porthkerry Country Park and with shops, schools and other amenities close by. Briefly comprising, entrance hallway, living room, dining room, sitting room, and fitted kitchen. To the first floor, two double bedrooms and a spacious family bathroom. To the front, an enclosed courtyard garden with paved pathway leading to a composite front door. To the rear, a low maintenance garden with a laid patio area providing ample room for garden furniture and also lane access.

Benefiting from gas central heating and UPVC double glazing throughout. Early viewing advised.

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



FRONT

Forecourt front, paved pathway leading to a composite front door.

Entrance Hallway

5'04 x 21'05 (1.63m x 6.53m)

Smoothly plastered ceiling, smoothly plastered walls with dado rails. Decorative tiled flooring. Wall mounted radiator. Wood panelled doors leading to the living room, dining room and sitting room. Composite front door with obscured glass and skylight. Fitted carpet staircase rising to the first floor.

Living Room

11'02 x 12'04 (3.40m x 3.76m)

Papered ceiling with original coving, smoothly plastered walls. Revealed wood flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Original cast iron feature fireplace with stone hearth. Wood panelled door leading through to the entrance hallway.

Dining Room

8'10 x 10'10 (2.69m x 3.30m)

Papered ceiling with coving, smoothly plastered walls. Revealed wood flooring. Wall mounted radiator. Wood framed single pane window to the rear elevation. Wood panel door leading through to the entrance hallway.

Sitting Room

8'03 x 10'07 (2.51m x 3.23m)

Papered ceiling with coving, smoothly plastered walls. Decorative tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Access to under stairs storage. Wood framed glass insert door leading through to the entrance hallway. Through opening to kitchen.

Fitted Kitchen

8'11 x 11'05 (2.72m x 3.48m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. Ceramic tiled splash backs. Wall mounted radiator. UPVC double glazed window to the rear and side elevations. UPVC double glazed patio door leading to the rear garden. Fitted kitchen comprising of wall and base units. Integrated four ring gas hob, integrated oven. Stainless steel sink. Space for washing machine. Space for fridge and freezer. Wood laminate worktops. Stainless steel cooker hood. Through opening to sitting room.

FIRST FLOOR

First Floor Landing

5'03 x 10'10 (1.60m x 3.30m)

Smoothly plastered ceiling with loft access with drop down hatch with fixed ladder. Smoothly plastered walls with dado rail. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two, and the family bathroom. Fitted carpet staircase rising from the ground floor.

Bedroom One

9'05 x 14'08 (2.87m x 4.47m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Original cast-iron fire. Wood panelled door leading through to the first floor landing.

Bedroom Two

9'00 x 10'09 (2.74m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Original cast-iron fireplace. Wood panel door leading through to the first floor landing.

Family Bathroom

8'03 x 10'05 (2.51m x 3.18m)

Smoothly plastered ceiling with inset lights, ceramic tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Bath, pedestal wash hand basin. Close coupled Toilet. Double walk in shower with thermostatically controlled shower overhead. Wood panel door leading through to the first floor landing.

REAR

Enclosed rear garden with lane access. Paved patio area providing ample room for garden furniture. Space for outdoor storage. Side area with paved pathway leading to a UPVC double glazed patio door to kitchen.

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

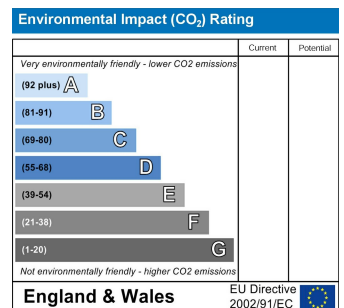
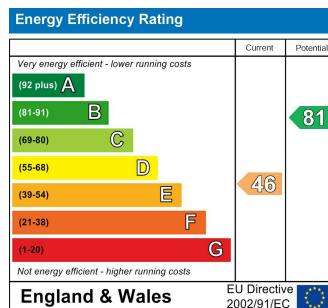
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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