



## 5 Charles Place, Barry CF62 6SH £367,500 Freehold

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

A much loved, mid terraced traditional dwelling, full of original features and placed in a sought after location off The Parade. Placed in a cul de sac position with near walks to The Knap and Romilly Park.

Viewing is essential to appreciate. This dwelling is sold with NO CHAIN and has ample living space throughout.

Briefly comprising, entrance porch, entrance hallway, spacious living room, sitting room with views over the garden, dining room, fitted kitchen, and W.C. cloakroom. To the first floor, four double bedrooms and a family shower room. The property benefits from partial channel views to the rear.

To the front, a fore-courted area, with views down to the the old harbour. To the rear, an enclosed garden with rear access and a double garage/workshop.

Benefiting from gas central heating and UPVC double glazing throughout.

Viewing essential.



## FRONT

Forecourt front, paved pathway leading to UPVC double glazed front door into the entrance porch.

## Entrance Porch

### Entrance Hallway

5'11 x 15'07 x 16'09 (1.80m x 4.75m x 5.11m)

Papered ceiling with original coving, smoothly plastered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panel doors leading to living room and under stairs storage. Wood framed doors with glass inserts leading through to sitting room and dining room.

### Living Room

14'06 x 16'03 (4.42m x 4.95m)

Papered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed box bay windows with integrated blinds. Original cast iron fireplace with Welsh slate hearth. Wall mounted radiators. Wood panelled door leading through to the entrance hallway.

### Sitting Room

10'09 x 22'06 (3.28m x 6.86m)

Textured ceiling with original coving, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation with integrated blinds overlooking the rear garden. Wood framed doors with glass insert leading through to kitchen / dining and entrance hallway. Feature fireplaces surround and marble hearth. Stained-glass window to under stairs storage.

### Dining Room

9'08 x 12'06 (2.95m x 3.81m)

Papered ceiling with original coving, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. Wood framed door with glass inserts leading through to the entrance hallway. Through opening to kitchen.

### Kitchen

10'05 x 14'06 (3.18m x 4.42m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled splashbacks. Ceramic tiled flooring. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated five ring gas hob, integrated double oven, stainless steel double sink. Space for fridge / freezer, space for washing machine. Wood panelled door leading through to the W.C. Cloakroom.

### W.C Cloakroom

4'08 x 6'02 (1.42m x 1.88m)

Papered ceilings, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Corner wash hand basin. Close coupled toilet. Wall mounted combination boiler. Wood panelled door leading through to the kitchen.

## FIRST FLOOR

### First Floor Landing

5'10 x 14'08 (1.78m x 4.47m)

Textured ceiling with coving, smoothly plastered walls with picture rails. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one, two and bedroom three. Further wood panelled doors leading to bedroom four and the family shower room.

### Bedroom One

11'04 x 12'07 (3.45m x 3.84m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation with integrated blinds. Wood panel door leading through to the first floor landing.

### Bedroom Two

10'03 x 12'06 (3.12m x 3.81m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wood panel door leading to the first floor landing.

### Bedroom Three

10'02 x 12'06 (3.10m x 3.81m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wood panel door leading through to the first floor landing.

### Bedroom Four

9'03 x 12'04 (2.82m x 3.76m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the first floor landing.

### Family Shower Room

5'09 x 5'10 (1.75m x 1.78m)

Smoothly plastered ceiling with vent extractor. Porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. Vanity wash hand basin. Double corner shower with thermostatically controlled shower overhead. Close coupled toilet. Wood panel door leading to the first floor landing.

### REAR

Rear enclosed garden. Sandstone paved patio area. Paved pathway leading to double garage. Planted established shrubbery surrounding. Steps ascending to a UPVC double glazed patio door leading through to the kitchen.

### GARAGE

Power and lighting. Roller shutter door. Ample room for two vehicles. Wood barn door leading to garden.

### COUNCIL TAX

Council tax band E

### 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

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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.

