



19 Everard Street, Barry CF63 4PW £235,000 Freehold

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

NO FORWARDING CHAIN... A well-presented, mid-terraced, traditional dwelling located in close proximity to all local amenities. It is an ideal first-time buy or for an investor looking to buy-to-let. The property has undergone a full rewire in 2024 and a new combination boiler in 2023.

The property briefly comprises of an entrance porch, entrance hallway, living / dining room, a further sitting room and a new modern fitted kitchen.

To the first floor, there are three bedrooms and a family bathroom.

The property also features a Forecorted area to the front with paved pathway and an enclosed garden with lane access to the rear.

The property features gas central heating and UPVC double glazing throughout.



FRONT

Forecourt front. Steps ascending to a paved pathway leading to a UPVC double glazed front door.

Entrance Porch

2'11 x 3'00 (0.89m x 0.91m)

Textured ceiling, textured walls with dado rail. Fitted carpet flooring. UPVC double glazed front door with obscured glass search and skylight wood framed door with obscured glass insert leading through to entrance hallway

Entrance Hallway

5'00 x 2'10 (1.52m x 0.64m)

Textured ceiling with original coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panel doors leading to living / dining room. A further wood panel door leading to a second sitting room.

Living Room

9'07 x 11'09 (2.92m x 3.38m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to dining room. Wood panel door leading through to the entrance hallway.

Dining Room

11'05 x 13'01 (3.48m x 3.99m)

Textured ceiling with original coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Through opening to Living room. Wood panel door leading through to the entrance hallway. Fire surround.

Sitting Room

10'06 x 10'07 (3.20m x 3.23m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood panel door leading through to the kitchen. A further wood panelled door leading through to the entrance hallway.

Kitchen

10'02 x 10'02 (3.10m x 3.10m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed patio door with obscured glass insert leading to the rear garden. Fitted kitchen, comprising of wall and base units with laminate worktops. Composite splashbacks. Stainless steel 1 1/2 bowl sink. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Space for fridge / freezer. Space for washing machine. Wall mounted 2023 combination boiler.

FIRST FLOOR

First Floor Landing

5'01 x 18'04 (1.55m x 5.59m)

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

Bedroom One

10'08 x 14'11 (3.25m x 4.55m)

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

Bedroom Two

9'05 x 11'05 (2.87m x 3.48m)

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

Bedroom Three

5'03 x 9'11 (1.60m x 3.02m)

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

Family Bathroom

6'06 x 6'07 (1.98m x 2.01m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side

elevation. Aqua panelling. Double walk-in shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panel door leading through to the first floor landing.

REAR

A rear enclosed garden with lane access. Paved patio area. UPVC double glazed door leading to the kitchen. Power and Lighting.

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

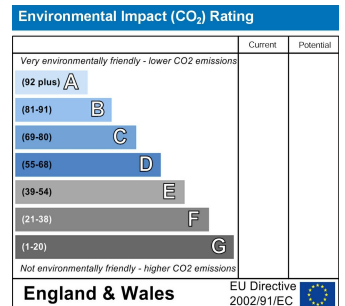
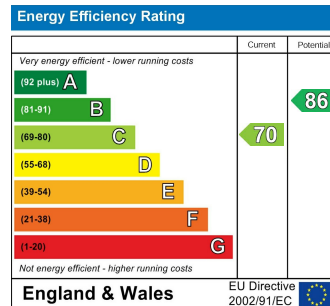
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PROCEEDS OF CRIME ACT 2002

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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