



116 Main Street, Barry CF63 2HP £190,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

A three bed roomed semi detached property. The property is offered with No forwarding chain. Placed in near walking distance to shops, schools and public transport.

Briefly comprising, Porch, entrance hallway, living / dining room, recently installed fitted kitchen, W.C Cloakroom. To the first floor, three bedrooms and a family bathroom.

Benefiting from UPVC double glazing throughout and gas central heating via a combination boiler.

To the front Forecorted front with laid to lawn and paved pathway. To the rear, an enclosed garden with access to rear parking.



FRONT

Enclosed front garden. Feather edge fencing surrounding. Laid to lawn. Steps ascending to a UPVC double glazed front door. Side access to rear. Further UPVC double glazed door leading to the inner hallway.

Entrance Hallway

5'10 x 12'05 (1.78m x 3.78m)

Smoothly plastered ceiling, smoothly plastered walls. Wooden flooring. Wall mounted radiator. UPVC double glazed front door with side window. Fitted carpet staircase rising to the first floor. Wood panel doors leading to living / dining room. A further wood panel door leading to the kitchen.

Living Room

11'10 x 12'03 (3.61m x 3.73m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wood flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to dining area. Wood panel door leading through to the entrance hallway.

Dining Room

9'11 x 10'10 (3.02m x 3.30m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Continuation of wooden flooring. Wall mounted radiator. UPVC double glazed window and door to rear elevation opening to rear garden. Wood panel door leading through to kitchen. Through opening to living room.

Kitchen

8'03 x 10'09 (2.51m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Stainless steel sink. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Space for washing machine, space for fridge freezer. Wall mounted boiler. Wood panelled door leading to inner hallway. Further wood panel doors leading to dining and entrance hallway.

Inner Hallway

3'02 x 4'00 (0.97m x 1.22m)

Smoothly plastered ceiling, smoothly plastered walls. Concrete flooring. UPVC double glazed patio door and side window with obscured glass to the front elevation. Wood panelled door leading to W.C. cloak room. A further wood panelled door leading through to the kitchen.

W.C. Cloakroom

4'01 x 4'10 (1.24m x 1.47m)

Smoothly plastered ceiling, smoothly plastered walls. Concrete flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Wood panel door leading through to the inner hallway.

FIRST FLOOR

First Floor Landing

7'03 x 8'11 (2.21m x 2.72m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. 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. Access to airing cupboard.

Bedroom One

10'06 x 13'06 (3.20m x 4.11m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to first floor landing. Built in wardrobes.

Bedroom Two

9'02 x 11'00 (2.79m x 3.35m)

Smoothly plastered ceiling, smoothly plastered 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. Built in wardrobes.

Bedroom Three

7'08 x 7'10 (2.34m x 2.39m)

Smoothly plastered ceiling, papered 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 Bathroom

5'04 x 7'02 (1.63m x 2.18m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wood panel door leading through to the first floor landing.

REAR

Enclosed rear garden. Feather edged fencing surrounding. Paved patio area. Side access to front. Off road parking accessed via Beverley Street.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

