



19 Cawley Place, Barry CF63 2HS £145,000 Leasehold

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

A much loved three bedroom, mid terraced property, placed near, shops, schools and public transport.

Briefly comprising, entrance hallway, living room, fitted kitchen, utility / storage area, and Family bathroom. To the first, floor, three bedrooms. To the front, forecourted front, paved pathway leading to UPVC double glazed front door. To the rear a larger than average garden with Paved patio area, laid to lawn planted established shrubbery. Access to storage.

Aluminium framed windows and benefiting from gas central heating via a combination boiler.

Agents note: Leasehold property with approx. 859 years remaining with a Annual ground rent of approx. £10.00.



FRONT

Enclosed front garden. Paved pathway leading to a UPVC double glazed front door with canopy.

Entrance Hallway

5'04 x 6'00 (1.63m x 1.83m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wood framed door leading to the living room, family bathroom and kitchen.

Living Room

8'10 x 12'11 (2.69m x 3.94m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Aluminium framed windows to front and rear elevation. Wood panelled door leading through to the entrance hallway.

Kitchen

7'00 x 12'10 (2.13m x 3.91m)

Textured ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Aluminium framed window to the rear elevation. UPVC double glazed patio door with obscured glass insert leading to rear garden. Kitchen comprising of wall and base units. Wood laminate worktops. Space for range cooker. Space for fridge / freezer. Space for washing machine. utility area. Wood framed door leading to the entrance hallway.

Family Bathroom

5'00 x 9'02 (1.52m x 2.79m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. Aluminium framed window to the front elevation. P Shaped bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood framed door leading through to entrance hallway.

FIRST FLOOR

First Floor Landing

5'05 x 8'09 (1.65m x 2.67m)

Textured ceiling with coving, smoothly plastered walls. Vinyl flooring. Aluminium framed window to the front elevation. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two and Bedroom three.

Bedroom One

8'07 x 13'03 (2.62m x 4.04m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Aluminium framed window to the front and rear elevations. Wood framed door leading to the first floor landing.

Bedroom Two

8'10 x 12'11 (2.69m x 3.94m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Aluminium framed windows to the front and rear elevations. Access to cupboard with wall mounted combination boiler. Wood framed door leading to the first floor landing.

Bedroom Three

7'02 x 8'10 (2.18m x 2.69m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Aluminium framed window to the rear elevation. Wood framed door leading to the first floor landing.

REAR

A Larger than average enclosed rear garden. Feather edged fencing surrounding. Patio area. Laid to Lawn. planted established shrubbery. Raised area with storage shed. Under stairs storage. Steps ascending to a UPVC double glazed door leading to kitchen. Rear lane access.

COUNCIL TAX

Council tax band B

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 Leasehold. 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		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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