



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



36 Gaen Street, Barry CF62 6JZ £229,950 Freehold

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

Nestled in the charming area of Gaen Street, Barry, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-maintained exterior, this property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle. The natural light that floods through the windows enhances the inviting atmosphere, making it a perfect setting.

The house boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are well-proportioned, providing plenty of space for furnishings and personal touches. The layout is ideal for families, ensuring that everyone has their own space while still being close together.

Completing this lovely home is a well-appointed bathroom, designed for both functionality and comfort. It provides all the essentials for your daily routines, making it a practical addition to the property.

Situated in a desirable location, this terraced house is conveniently close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of space, comfort, and convenience, this property on Gaen Street is a wonderful opportunity not to be missed.



FRONT

Brick built walls surrounding. Wrought iron gate opening. Forecourted area with access to the entrance hallway via a newly fitted composite front door.

Entrance Hallway

Textured ceiling with plastered walls and corbels. Wood effect flooring. Fitted carpet stairs with wooden balustrade leading to the first floor. Radiator. Door to living/dining room.

Living Room

12'8 x 11'7 (3.86m x 3.53m)

Papered ceiling with traditional coving. Plastered walls. Wood effect flooring. UPVC bay windows to the front aspect. Radiator. Feature fireplace with timber surround and marble hearth. Opening to dining room.

Dining Room

12'2 x 11'7 (3.71m x 3.53m)

Papered ceiling with coving. Plastered walls. Wood effect flooring. UPVC double glazed window to the rear aspect. Feature fireplace with timber surround and tiled hearth. Under stairs storage cupboard. Door with step descending to kitchen. Radiator.

Kitchen

11'2 x 8'7 (3.40m x 2.62m)

Plastered ceiling, plastered walls. Wood effect flooring. UPVC double glazed window to the side aspect. Kitchen comprises of eye level wall units, base units, worksurfaces over. Tiled splashback areas. Ceramic sink with mixer tap. Integrated dish washer. Fitted fan assisted electric oven. Four ring gas hob inset. Extractor fan over. Wall mounted combination boiler enclosed to cupboard. Utility area with plumbing for wash machine and space for tumble drier. Opening to rear lobby.

Rear Lobby

Plastered ceiling, plastered walls, wood effect flooring. UPVC double glazed door opening to the rear. Space for fridge/freezer. Door to family shower room.

Family Shower Room

9'3 x 5'1 (2.82m x 1.55m)

Sloping ceiling, plastered walls, wood effect flooring. UPVC double glazed window. Double shower cubicle with glass shower screen. Mains operated shower over. Close coupled toilet. Pedestal wash hand basin. Vertical towel rail heater.

FIRST FLOOR

Landing

Papered ceiling with loft access. Plastered walls. Fitted carpet flooring. Doors to bedrooms.

Bedroom One

14'11 x 9'5 (4.55m x 2.87m)

Papered ceiling. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

Bedroom Two

11'2 x 9'8 (3.40m x 2.95m)

Papered ceiling. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator

Bedroom Three

11'2 x 8'7 (3.40m x 2.62m)

Papered ceiling. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

REAR GARDEN

A enclosed rear garden with brick built walls surrounding. Concrete pathway and paved patio area with stone chippings. Wooden gate to lane access. Outside tap.

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

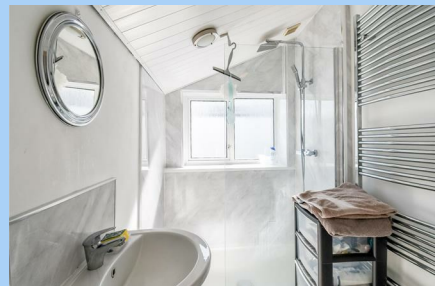
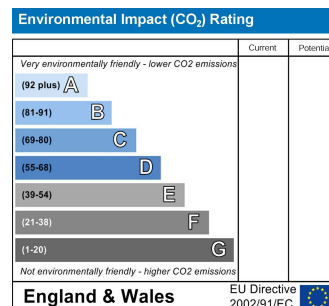
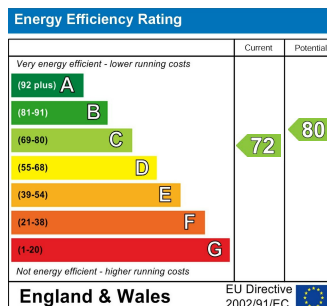
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

