



## 15 Beatrice Road, Barry CF63 3QF £176,000 Freehold

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

Nestled on Beatrice Road in the charming town of Barry, this traditional terraced property presents an excellent opportunity for those seeking a comfortable family home. With no forward chain, this property is ready for you to make it your own.

Upon entering, entrance hallway through to a spacious through living and dining area, perfect for entertaining guests or enjoying family meals. The ground floor also features a kitchen and a shower room, providing practicality for everyday living.

As you ascend to the first floor, you will discover three generously sized double bedrooms, each offering ample space and built-in wardrobes in the master bedroom, ensuring plenty of storage for your belongings.

The property has an enclosed rear tiered courtyard garden, ideal for outdoor relaxation or gardening enthusiasts. Additional benefits include UPVC double glazing and gas central heating via a combination boiler, ensuring warmth and comfort throughout the year.

While areas may require modernization, this home offers a fantastic canvas for personalisation, allowing you to create a space that truly reflects your style. With its prime location and spacious layout, this terraced house is a wonderful opportunity for families or first-time buyers looking to settle in a vibrant community. Don't miss your chance to view this property and envision the possibilities it holds.



## FRONT

Forecourt front. Paved pathway leading to a UPVC double glazed front door.

## Entrance Hallway

2'11 x 13'11 (0.89m x 4.24m)

Textured ceiling with coving, papered walls. Wood laminate flooring. Fitted carpet staircase rising to the first floor. UPVC double glazed front door with obscured glass insert and skylight. Wood panelled door leading through to living / dining room.

## Living / Dining Room

11'07 x 22'01 (3.53m x 6.73m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed bay front window. UPVC double glazed window to the rear. Wood panelled door leading through to the entrance hallway. Sliding wooden door leading through to kitchen. Access to built in storage.

## Kitchen

9'00 x 10'01 (2.74m x 3.07m)

Polystyrene ceiling, porcelain tiled walls. Ceramic tiled flooring. UPVC double glazed window to the side. Kitchen comprising of wall and base units. Wood laminate worktops. Space for cooker, space for washing machine, space for fridge / freezer. Stainless steel steel sink. Access to understairs storage. Wood panelled door leading to rear lobby. Sliding wooden door through to the Living / dining room.

## Shower Room

5'05 x 5'10 (1.65m x 1.78m)

Textured ceiling, tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Wall mounted sink, cistern toilet. shower with electric shower overhead. Wood panelled door leading through to the inner lobby.

## FIRST FLOOR

### First Floor Landing

5'02 x 10'10 (1.57m x 3.30m)

Textured ceiling with coving and loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. (Loft area is boarded, with fixed pull down ladder and lighting.)

### Bedroom One

10'11 x 15'03 (3.33m x 4.65m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front. Built in double wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Two

9'09 x 10'10 (2.97m x 3.30m)

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

### Bedroom Three

8'11 x 11'11 (2.72m x 3.63m)

Polystyrene ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side. Storage cupboard housing a wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed tiered courtyard garden. Laid Astro Turf Lawn. Side area for storage. UPVC double glazed patio door leading to lobby.

## 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

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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	72	81
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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