



48 Pyke Street, Barry CF63 4PF £199,950 Freehold

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

Nestled on the charming Pyke Street in Barry, this delightful mid-terraced traditional house offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property is ideal for families or those who enjoy entertaining guests. The ground floor welcomes you with an inviting entrance hallway that leads to a spacious living room, perfect for relaxation, and a separate dining room that sets the scene for memorable meals.

The fitted kitchen, complete with a separate utility area, provides ample space for culinary creativity and practicality. Ascending to the first floor, you will find three generous double bedrooms, ensuring plenty of room for family or guests. The family bathroom is conveniently located, catering to the needs of the household.

Outside, the enclosed low-maintenance rear garden offers a peaceful retreat, complete with lane access for added convenience. This outdoor space is perfect for enjoying the fresh air or hosting summer gatherings without the burden of extensive upkeep.

The property benefits from UPVC double glazing and gas central heating via a combination boiler, ensuring warmth and energy efficiency throughout the year. This home is not only a comfortable living space but also a practical choice for modern living.

With its prime location and thoughtful layout, this terraced house on Pyke Street is a wonderful opportunity for anyone looking to settle in the vibrant community of Barry. Don't miss the chance to make this charming property your new home.



FRONT

Forecourt front, paved pathway to front door. On street parking.

Entrance Porch

2'06 x 3'00 (0.76m x 0.91m)

Textured ceiling, textured walls. Wood laminate flooring. Front door with obscured glass insert and skylight. Wood framed door with obscured glass insert to the entrance hallway.

Entrance Hallway

3'03 x 20'11 (0.99m x 6.38m)

Textured ceiling, papered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed door with obscured glass insert leading through to the living room and dining room.

Living Room

12'01 x 25'02 (3.68m x 7.67m)

Smoothly plastered ceiling with coving, papered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed bay front window to the front. UPVC double glazed window to the rear. Wall mounted electric fire. Wood framed door with obscured glass insert leading through to the entrance hallway.

Dining Room

10'07 x 12'03 (3.23m x 3.73m)

Textured ceiling with coving, papered walls. Wood flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wooden door with obscured glass insert leading through to kitchen. Wood framed door with obscured glass insert leading through to the entrance hallway.

Kitchen

4'10 x 10'05 x 13'02 (1.47m x 3.18m x 4.01m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear and side elevations. UPVC double glazed door leading out to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Porcelain tiled splashback's. Integrated induction hob, integrated oven, stainless steel cooker hood. Space for fridge freezer. Door leading to utility area.

Utility

3'01 x 4'09 (0.94m x 1.45m)

Smoothly plastered ceiling, smoothly plastered walls. Wall mounted combination boiler. Space for washing machine.

FIRST FLOOR

First Floor Landing

5'06 x 17'05 (1.68m x 5.31m)

Textured ceiling, papered walls. Fitted carpet flooring. Wood framed doors. Wood panel doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

10'10 x 15'05 (3.30m x 4.70m)

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

Bedroom Two

11'00 x 13'08 (3.35m x 4.17m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Access to storage.

Bedroom Three

9'06 x 10'11 (2.90m x 3.33m)

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

Family Bathroom

6'01 x 7'08 (1.85m x 2.34m)

Textured ceiling, textured walls. Porcelain tiled splashback's. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath with electric shower overhead, pedestal wash hand basin. Close coupled toilet. Wood panel door leading through to the first floor landing.

REAR

Enclosed rear garden with lane access. Outbuilding. Paved patio area. UPVC double glazed door leading to kitchen.

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

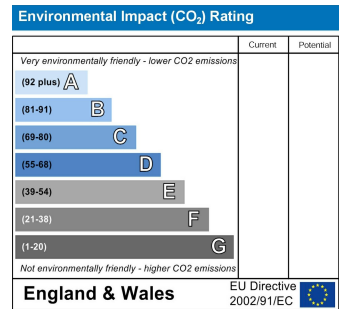
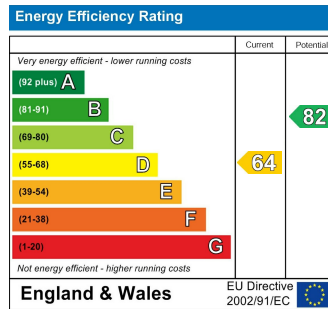
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PROCEEDS OF CRIME ACT 2002

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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