



122 Queen Street, Barry CF62 7EG

Chain Free £225,000 Freehold

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

Nestled on the charming Queen Street in Barry, this beautiful terraced house has been fully refurbished throughout, offering a perfect blend of modern living and classic charm. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. With its prime location in Barry, you will find yourself close to local amenities, schools, public transport and local beaches, making it an excellent choice for families and professionals alike.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern fitted kitchen is a standout feature, designed with both style and functionality in mind, making it a delightful space for culinary enthusiasts.

The bespoke family bathroom adds a touch of luxury, providing a serene retreat for relaxation. Each room has been thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout the home.

Don't miss the chance to make this lovely property your own.



FRONT

Flush fronted to the pavement, UPVC double glazed front door opening to the entrance hallway.

Entrance Hallway

3'03 x 15'09 (0.99m x 4.80m)

Plastered ceiling, plastered walls, laminate flooring. Fitted carpet stairs rising to the first floor with wooden balustrade. Radiator. Doors to living room and dining room.

Living Room

12'04 x 12'08 (3.76m x 3.86m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window to the front aspect. Radiator.

Dining Room

12'00 x 12'11 (3.66m x 3.94m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window to the rear aspect. Radiator. Steps descending to the kitchen. Built in storage.

Kitchen

7'11 x 13'00 (2.41m x 3.96m)

Plastered ceiling. Plastered walls. Porcelain tiled flooring. Kitchen comprises of eye level wall units, base units, composite worksurfaces. Splashback percaline tiles surrounding and glass splashback. porcelain sink with mixer tap. Electric fan assisted fitted oven and Gas hob. Extractor fan. Plumbing for washing machine. Space for fridge freezer. Pantry storage under stairs. UPVC double glazed window and door to the rear garden. Wall mounted combination boiler.

FIRST FLOOR

First Floor Landing

5'06 x 16'00 (1.68m x 4.88m)

Plastered ceiling with loft access. Plastered walls. Fitted carpet flooring. Wooden balustrade. Doors to three bedrooms and the family bathroom.

Bedroom One

11'08 x 11'10 (3.56m x 3.61m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

Bedroom Two

10'01 x 12'00 (3.07m x 3.66m)

Plastered ceiling, plastered walls, fitted carpet flooring. Cast iron fireplace. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three

7'11 x 11'10 (2.41m x 3.61m)

Sloping plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window to the side aspect. Radiator.

Family Bathroom

5'11 x 8'07 (1.80m x 2.62m)

Plastered ceiling. High gloss marble effect porcelain tiles to walls and flooring. Large modern vanity wash hand basin with fitted storage, ceramic basin and mixer tap. Vanity toilet. Bath with waterfall shower head over. Thermostatic control wall mounted. Glass shower screen. UPVC double glazed window to the front. Towel rail.

REAR GARDEN

A fully enclosed rear garden with stone walls and feather edge timber fencing. Artificial grass, Sandstone decorative chippings with raised flower beds. 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

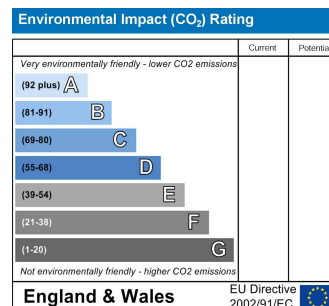
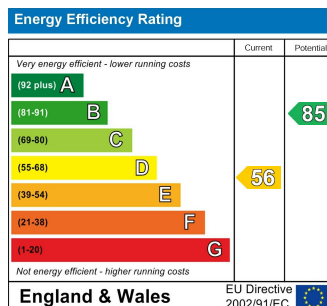
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PROCEEDS OF CRIME ACT 2002

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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