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## 12 Evans Street, Barry CF62 8DU £140,000 Freehold

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

Nestled in the heart of Barry on Evans Street, this charming terraced house presents an excellent opportunity with a prime town centre location, residents will enjoy easy access to a variety of shops, schools, and public transport links, making daily life both practical and enjoyable.

Upon entering the property, the entrance hallway leading to a spacious through living and dining room, perfect for both relaxation and entertaining. A fitted kitchen with access to a utility area. Ascending to the first floor, you will find two generously sized double bedrooms, offering ample space for rest and personalisation. The family bathroom is conveniently located, catering to the needs of the household.

The property also boasts an enclosed rear garden, providing a private outdoor space with paved patio area and laid to lawn. On-street parking is available with permit required, ensuring that you have a place for your vehicle.

This property is perfect for first-time buyers, small families, or those looking to downsize, combining comfort with a vibrant community atmosphere.



## FRONT

Flush front to pavement. On street permitted parking. UPVC double glazed front door leading to entrance hallway.

## Entrance Hallway

3'01 x 9'11 (0.94m x 3.02m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed front door with obscured glass insert and skylight. Access to storage. Wood panel door with glass insert leading through to living / dining room.

## Living / Dining Room

10'09 x 21'02 (3.28m x 6.45m)

Papered ceiling with coving, smoothly plastered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Single pane wood frame window to the rear. Fitted carpet staircase rising to the first floor. Wood framed door with glass insert leading through to entrance hallway. Through opening to kitchen via two steps. Featured chimney breast's with revealed stonework.

## Kitchen

7'02 x 8'07 (2.18m x 2.62m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled splashback's. Ceramic tiled flooring. Wood framed window with single pane glass to the side. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for gas cooker. Stainless steel cooker hood. Space for fridge / freezer. Wood framed door leading to utility area. Under stairs storage.

## Utility Room

5'11 x 9'00 (1.80m x 2.74m)

Polycarbonate roof UPVC double glazed window to the side, UPVC double glazed patio door with obscured glass insert to the rear garden. UPVC double glazed window to the rear. Wood laminate flooring. Space for washing machine. Wood framed door with glass insert leading through to the kitchen.

## FIRST FLOOR

### First Floor Landing

5'01 x 11'02 (1.55m x 3.40m)

Papered ceiling with coving and loft access, smoothly plastered walls. Fitted carpet flooring. Split-level landing. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one, two and family bathroom.

### Bedroom One

10'06 x 14'05 (3.20m x 4.39m)

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

### Bedroom Two

8'11 x 10'03 (2.72m x 3.12m)

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

### Family Bathroom

7'03 x 7'09 (2.21m x 2.36m)

Textured ceiling, plastered walls - part wood panelled. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Access to boiler cupboard with wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear garden. Paved patio area. Laid to lawn. Stone walls surrounding. Access to outside storage. UPVC double glazed door leading to utility room.

## 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

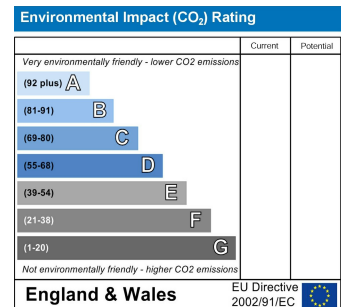
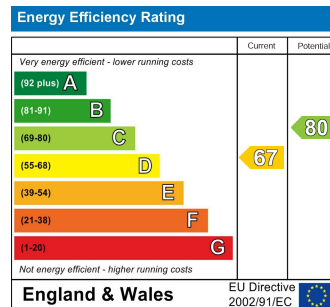
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## PROCEEDS OF CRIME ACT 2002

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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