



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



14 Clive Road, Barry CF62 5XA £260,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Nestled in the charming area of Clive Road, 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, whether you envision a cosy living room, a formal dining space, or a play area for children. The natural light that floods through the windows enhances the inviting atmosphere, making it a perfect setting for family gatherings or quiet evenings at home.

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 charming home is a well-appointed wet room, designed for both functionality and comfort. It serves as a practical space for daily routines, catering to the needs of the household.

Situated in a desirable location, this property benefits from the amenities and conveniences that Barry has to offer. With local shops, schools, and parks within easy reach, you will find everything you need just a stone's throw away.

In summary, this terraced house on Clive Road is a wonderful opportunity to create lasting memories in a welcoming community. With its generous living spaces, three bedrooms, and convenient location, it is a property that truly deserves your attention.



FRONT

Paved patio area with steps ascending to a UPVC double glazed front door. Timber handrails and views across the waterfront.

Hallway

11'6 x 3'3 (3.51m x 0.99m)

Period coving, plastered walls, fitted carpet flooring, radiator and wooden door to living room.

Living Room

15'1 x 11'2 (4.60m x 3.40m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed bay window overlooking the front aspect with views across the waterfront. Radiator. Fireplace with marble hearth and timber surround. Opening to dining room.

Dining Room

14'10 x 11'11 (4.52m x 3.63m)

Plastered ceiling and plaster walls. Fitted carpet flooring. Radiator. Wooden staircase rising to the first floor. Archway to kitchen.

Kitchen

16'9 x 12'8 (5.11m x 3.86m)

L-shaped with plastered ceiling and spotlights, plastered walls, tile effect vinyl flooring. Kitchen comprises of Eye level wall units, base units, work surfaces over. Ceramic splash back tiles, ceramic 1 1/2 sink with mixed tap, integrated electric oven and inset integrated gas hob with extractor fan above. Plumbing for washing machine and space for tumble dryer. Integrated fridge and freezer. Wall mounted radiator. UPVC double glazed window and door overlooking the rear garden. Door to shower room.

Shower Room

6'2 x 6'0 (1.88m x 1.83m)

Plaster ceiling, tiled walls and non slip vinyl flooring. Wet room comprises of mains operated shower over, close coupled toilet, pedestal wash hand basin, towel rail heater. UPVC double glazed window with extractor fan.

FIRST FLOOR

Landing

Plastered ceiling with coving, plastered walls, fitted carpet flooring, loft access with pulldown ladder. Doors to bedrooms.

Master Bedroom

13'8 x 11'5 (4.17m x 3.48m)

Plastered ceiling with coving, plastered walls, fitted wardrobes surrounding, radiator, fitted carpet flooring. UPVC double glazed windows overlooking the front with panoramic waterfront views.

Bedroom Two

11'2 x 9'7 (3.40m x 2.92m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Fitted storage cupboard, one housing a combination wall mounted boiler. Radiator.

Bedroom Three

9'11 x 6'11 (3.02m x 2.11m)

Plastered sloping ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows to the side and rear aspect. Radiator.

Loft Space

13'5 x 8'8 (4.09m x 2.64m)

Plastered ceiling and plastered walls. Velux windows. Fitted carpet flooring.

REAR GARDEN

A tiered style garden with steps ascending to paved patio areas, brick built storage shed with power. Access the rear lane. Brick built walls and feather edged fencing surrounding.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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



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