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## 50 Salisbury Road, Barry CF62 6PD £235,000 Freehold

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

Nestled on Salisbury Road in the charming town of Barry, this beautifully presented two-bedroom mid-terraced house is a delightful find for those seeking a comfortable family home. With its attractive bay front, this traditional dwelling exudes character and warmth, making it an inviting space to live.

Upon entering, you are welcomed into a spacious entrance hallway that leads to two well-proportioned reception rooms, perfect for both relaxation and entertaining. The living room offers a cosy atmosphere, while the separate dining room provides an ideal setting for family meals or gatherings with friends that seamlessly connects to a bright conservatory. A modern fitted kitchen creating a lovely flow throughout the ground floor.

The first floor boasts two generous double bedrooms, providing ample space for rest and relaxation, alongside a family bathroom that caters to all your needs. Ascending to the second floor, you will find a charming hobby room, complete with Velux windows that flood the space with natural light, as well as convenient access to eaves storage.

The property is further enhanced by a south-facing rear garden, which features established shrubbery, laid chippings and rear lane access. Additional benefits include UPVC double glazing and gas central heating via a combination boiler.

Conveniently located, this home is just a short stroll from numerous beaches and the picturesque Romilly Park, while local amenities and public transport links are within easy reach, providing excellent connections across the Vale and Cardiff. Viewing is highly recommended to fully appreciate the charm and potential of this lovely property.



## FRONT

Forecort front. Planted established shrubbery. Tiled pathway. Front door leading to entrance hallway.

## Entrance Hallway

2'11 x 14'08 (0.89m x 4.47m)

Textured ceiling with coving, plastered walls. Wooden flooring. Wall mounted radiator. Front door with obscured glass insert and skylight. Fitted carpet staircase rising to the first floor. Wood panel doors leading to living room and dining room.

## Lounge

11'06 x 13'10 (3.51m x 4.22m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay front window. Feature gas fireplace with surround. Wood panel door through through to the entrance hallway.

## Dining Room

10'08 x 12'00 (3.25m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Wooden flooring. Wall mounted radiator. Wood panelled door leading through to the entrance hallway. Wood framed door with glass insert leading through to the conservatory. Through opening via one step into kitchen.

## Kitchen

8'03 x 9'11 (2.51m x 3.02m)

Smoothly plastered ceiling, smoothly plastered walls - part panelled. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated induction hob. Integrated oven. Space for fridge / freezer, space for washing machine. Stainless steel sink. Through opening to dining room via one step.

## Conservatory

5'04 x 8'01 (1.63m x 2.46m)

Polycarbonate roof, plastered walls. Vinyl flooring. UPVC double glazed windows to the side and rear elevations. UPVC double glazed door leading out to the rear garden. Wood framed door with glass insert leading through to dining room via one step.

## FIRST FLOOR

### First Floor Landing

5'05 x 10'09 (1.65m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wood panel doors leading to bedrooms one, two, and the family bathroom. Fitted carpet staircase rising to the second floor.

### Bedroom One

10'10 x 15'00 (3.30m x 4.57m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panel door leading through to the first floor landing.

### Bedroom Two

9'03 x 10'09 (2.82m x 3.28m)

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

### Family Bathroom

8'01 x 9'11 (2.46m x 3.02m)

Wood panelled ceiling, Aqua panelled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Vanity toilet, bath with shower overhead. Access to airing cupboard. Wood panel door leading through to the first floor landing.

## SECOND FLOOR

### Hobby area

13'00 x 15'00 (3.96m x 4.57m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Velux windows to front and rear. Fitted carpet staircase descending to the first floor landing. Access to eaves storage.

## REAR

Enclosed rear garden. Laid chippings. Planted established shrubbery. Rear gated access to lane. UPVC double glazed door leading to conservatory.

## 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

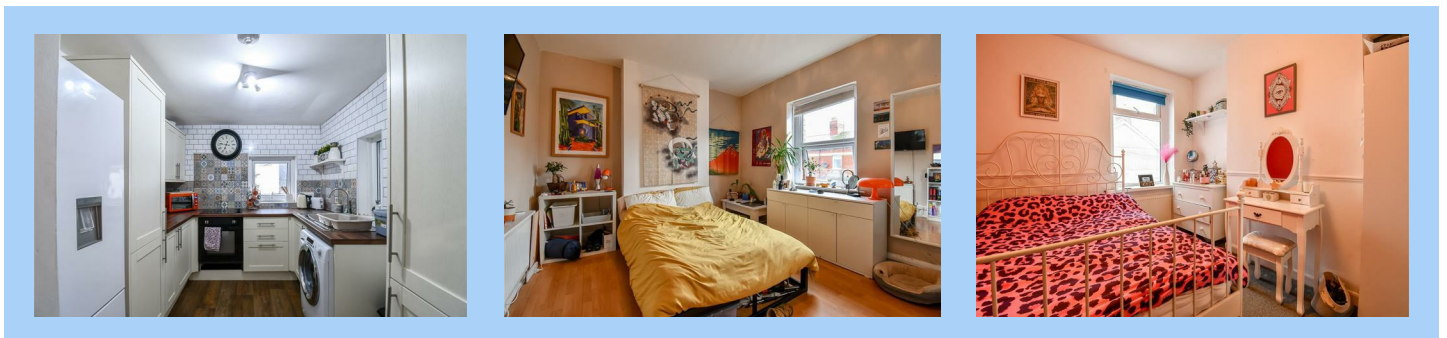
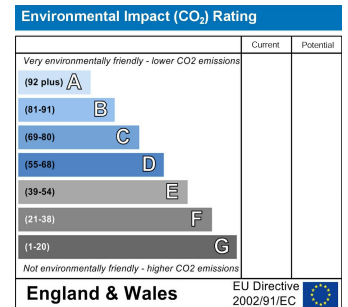
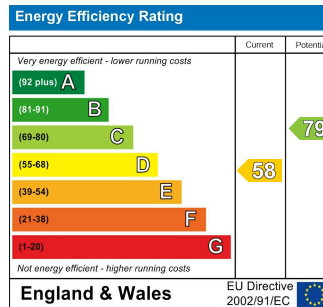
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## PROCEEDS OF CRIME ACT 2002

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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.



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