



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



57 Castle Street, Barry CF62 6JS £224,950 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

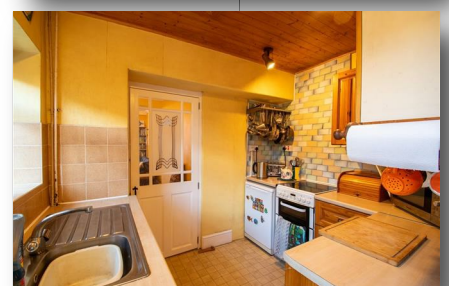
Nestled in the desirable West End of Barry, this beautifully presented end-terrace house offers a perfect blend of traditional charm. Just a minute's walk from local shops, schools, and public transport, this property is ideally situated for both families and professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living / dining room, perfect for relaxation and entertaining. A well-fitted kitchen, making meal preparation a joy. The ground floor also features a family bathroom, thoughtfully designed for practicality.

As you ascend to the first floor, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The property is further enhanced by UPVC double glazing and gas central heating, ensuring comfort throughout the seasons.

Outside, the front of the house boasts a charming walled forecourt, while the rear offers a low-maintenance enclosed courtyard, complete with a block-paved patio area and established shrubbery. This outdoor space is perfect for enjoying the fresh air or hosting gatherings, and it benefits from convenient lane access and access to a garage equipped with power and lighting.

This property is a true gem in a sought-after location, and viewing is essential to fully appreciate its many qualities. Whether you are looking for a new home or an investment opportunity, this end-terrace house on Castle Street is not to be missed.



FRONT

Fourcourted front Paved pathway leading to a Front door to entrance hallway.

Entrance Hallway

3'00 x 13'11 (0.91m x 4.24m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring and vinyl tiled. Wall mounted radiator. Front door with obscured glass skylight. Fitted carpet staircase rising to the first floor. Wood framed door with glass insert leading through to a spacious living / dining room.

Living / Dining Room

12'07 x 21'08 (3.84m x 6.60m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed windows to the front and rear elevations. Wood framed door with glass insert leading through to the entrance hallway. A further wood panel door with glass insert leading through to kitchen. Access to under stairs storage.

Kitchen

8'10 x 8'10 (2.69m x 2.69m)

Wood panelled ceiling with loft access, Plastered walls. Vinyl flooring. UPVC double glazed windows to the side elevation. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Space for cooker, space for undercounter fridge and freezer, space for washing machine. Wood framed door with glass insert leading through to the living / dining room. further wood panelled door leading through to the inner Hall.

Inner Hall

2'07 x 3'06 (0.79m x 1.07m)

Wood panelled ceiling, vinyl flooring. Wood panelled door leading through to the bathroom, kitchen and a back door leading to the rear garden.

Bathroom

6'02 x 5'08 (1.88m x 1.73m)

Wood panelled ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear. Bath, pedestal wash hand basin, cistern toilet. Wood panel door leading through to the inner hallway.

FIRST FLOOR

First Floor Landing

5'08 x 12'08 (1.73m x 3.86m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. UPVC double glazed window to the rear elevation. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and two. Access to storage.

Bedroom One

11'07 x 15'07 (3.53m x 4.75m)

Smoothly plastered ceiling with coving and loft access, papered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed windows to the front elevation. Wood panel door leading to first floor landing.

Bedroom Two

9'05 x 9'07 (2.87m x 2.92m)

Smoothly plastered ceiling with coving, papered 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.

REAR

Enclosed rear courtyard garden with block paved patio area, Planted established shrubbery. Access to lane via double gates. Access to garage.

GARAGE

8'11 x 18'00 (2.72m x 5.49m)

Power and lighting, up and over garage door leading to lane. Door leading to rear garden.

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		



www.ninaestateagents.co.uk

