



12 Welford Street, Barry CF62 7RJ £235,000 Freehold

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

**** NO FORWARDING CHAIN **** A traditional mid terrace property with period features throughout, in the heart of the West End of Barry. The property is in walking distance to Romilly Park, the Knap beach and Barry Island pleasure park. Barry train station is on the doorstep with routes into Cardiff/Bridgend.

The property briefly comprises, entrance porch, entrance hallway, lounge, sitting room, dining room, and kitchen. A downstairs modern family bathroom with separate W.C. To the first floor, three double bedrooms and a W.C cloakroom.

To the front; Forecourt area with steps rising to the main entrance via a UPVC double glazed door. To the rear, an enclosed garden with raised decked area and rear lane access.

The property has distant sea views across the Bristol channel which can be seen from the first bedroom. The property benefits from UPVC double glazed windows and Gas central heating, via a recently installed combination boiler.



FRONT

Forecourt front with steps ascending to a UPVC double glazed front door. Paved area. Planted established shrubbery.

Entrance Porch

2'07 x 3'04 (0.79m x 1.02m)

Smoothly plastered ceiling, papered walls part Victorian decorative tiles. Tiled flooring. Wood framed door with glass insert leading through to the entrance hallway.

Entrance Hallway

3'08 x 22'02 (1.12m x 6.76m)

Papered ceiling with original coving, papered walls. Tiled flooring. Wall mounted radiator. Wood framed door with obscured glass insert leading to the entrance porch. Wood framed door with glass inserts leading to the living room, sitting room. Double door with original stain glass leading through to the dining room. Fitted carpet staircase rising to the first floor. Access to under stairs storage.

Living Room

11'11 x 12'01 (3.63m x 3.68m)

Polystyrene ceiling with original coving, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay fronted window. Original cast-iron fireplace with decorative surround and mirror. Wood framed door with glass inserts leading through to the entrance hallway.

Sitting Room

9'11 x 12'08 (3.02m x 3.86m)

Smoothly plastered ceiling, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed patio door with obscured glass insert and skylight leading to rear garden. Original built-in dresser. Cast-iron fireplace with surround and marble hearth. Wood framed door with glass insert leading through to the entrance hallway.

Dining Room

10'07 x 13'03 (3.23m x 4.04m)

Papered ceiling with coving, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Cast-iron original fireplace with surround and marble hearth. Wooden door via one step through to the kitchen. Wooden French doors with stained glass insert leading through to the entrance hallway.

Kitchen

7'09 x 10'06 (2.36m x 3.20m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Space for washing machine. Stainless steel 1 1/2 bowl sink. Porcelain tiled splashback's. Through opening to the inner lobby. Wooden door via one step to the dining room.

Bathroom

5'05 x 6'08 (1.65m x 2.03m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. Wall mounted towel rail. Freestanding bath. Pedestal wash hand basin. UPVC double glazed window with obscured glass to the rear elevation. Wood panelled door leading through to the inner hallway.

W.C Cloakroom

2'09 x 5'05 (0.84m x 1.65m)

Smoothly plastered ceiling, ceramic tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass extractor vent to the rear elevation. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the inner hallway.

FIRST FLOOR

First Floor Landing

5'08 x 12'10 (1.73m x 3.91m)

Textured ceiling, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to the bedrooms one, two and bedroom three. A further wood panelled door leading to W.C. Cloakroom.

Bedroom One

11'02 x 16'02 (3.40m x 4.93m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Original cast-iron decorative fireplace with marble hearth. UPVC double glazed windows to the front elevation with partial channel views. Panelled door leading through to the first floor landing.

Bedroom Two

10'01 x 12'08 (3.07m x 3.86m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Original cast-iron fireplace. Wood panelled door leading through to the first floor landing.

Bedroom Three

10'05 x 10'09 (3.18m x 3.28m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Original cast-iron fireplace. Wood panelled door leading through to the first floor landing. Built in storage with a wall mounted combination boiler.

W.C Cloakroom

2'09 x 7'05 (0.84m x 2.26m)

Textured ceiling, papered walls. Fitted carpet flooring. UPVC double glazed window with obscured glass to the side elevation. Cistern toilet. Wall mounted sink. Porcelain tiled splashback's. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden. Steps ascending to a decked area providing ample room for garden furniture. Feather edged fencing surrounding. Rear Lane access.

COUNCIL TAX

Council tax band D

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

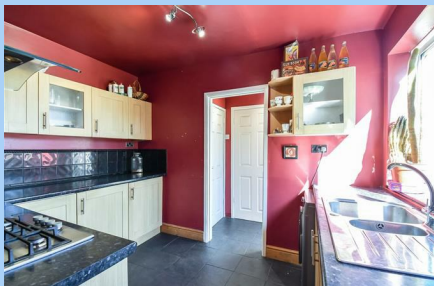
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PROCEEDS OF CRIME ACT 2002

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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