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18 Beatrice Road, Barry CF63 3QF £175,000 Freehold

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

Nestled on Beatrice Road in the charming town of Barry, this semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and a family bathroom, this property is designed for comfortable living. The entrance porch welcomes you into a spacious hallway, leading to a generous living and dining room that boasts views of both the front and rear gardens, creating a bright and airy atmosphere.

The kitchen, conveniently located off the hallway, provides access to the rear garden, making it ideal for entertaining or enjoying a quiet evening outdoors. The enclosed tiered garden features a well-maintained lawn and decorative chippings, offering a perfect space for relaxation or play, with side access to the front of the property.

At the front, you will find a driveway that accommodates parking for one vehicle, complemented by a neatly laid lawn and a paved pathway, enhancing the property's curb appeal.

Situated close to the town centre, this home offers easy access to a variety of local amenities, ensuring that everything you need is just a short stroll away. Additionally, Barry Dock train station is within walking distance, providing regular services to Cardiff and Bridgend, making commuting a breeze.

This property is a must-see, and viewing is essential to fully appreciate its charm and potential. Whether you are looking for a family home or a convenient base for work, this semi-detached house on Beatrice Road is sure to meet your needs.



FRONT

Driveway. Laid to lawn. Paved pathway. Side access to rear. UPVC double glazed front door leading to entrance porch.

Entrance Porch

4'01 x 6'04 (1.24m x 1.93m)

Textured ceiling, ceramic tiled flooring. UPVC double glazed window to front. UPVC double glazed front door with obscured glass to the side. Wood framed door with obscured glass insert leading through to the entrance hallway.

Entrance Hallway

5'11 x 12'07 (1.80m x 3.84m)

Textured ceiling with plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed door with obscured glass insert leading to living / dining room. Through opening to kitchen.

Living / Dining Room

10'09 x 24'00 (3.28m x 7.32m)

Textured ceiling, textured walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed windows to the front and rear. Wood framed door with obscured glass insert leading through to the entrance hallway.

Kitchen

6'05 x 11'00 (1.96m x 3.35m)

Textured ceiling, plastered walls. Ceramic tiled flooring. Ceramic tiled splashback's. UPVC double glazed window to the rear. UPVC double glazed patio door leading to rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated hob. Integrated oven. Integrated cooker hood. 1 1/2 bowl stainless steel sink. Space for washing machine. Space for fridge freezer. Through opening to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'03 x 8'08 (1.91m x 2.64m)

Textured ceiling with loft access. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the side. Wood panel doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

10'08 x 12'07 (3.25m x 3.84m)

Textured ceiling, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Access to airing cupboard storage. Wood panelled door leading through to the first floor landing.

Bedroom Two

10'07 x 11'00 (3.23m x 3.35m)

Textured ceiling, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panelled door leading to the first floor landing.

Bedroom Three

7'08 x 7'11 (2.34m x 2.41m)

Textured ceiling, plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panelled door leading through to first floor landing.

Bathroom

6'02 x 7'04 (1.88m x 2.24m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted

radiator. Ceramic tiled splashback's. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear tiered garden. Laid to lawn. Laid decorative chippings. Feather edged fencing surrounding. Side access to front.

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

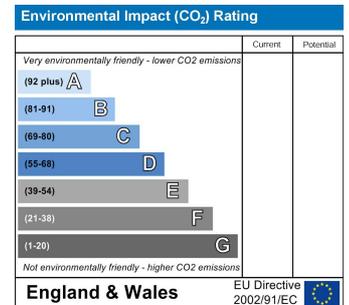
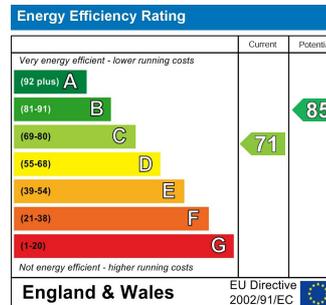
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PROCEEDS OF CRIME ACT 2002

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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