



## 14 Gwenllian Street, Barry CF63 2NZ

### £220,000 Freehold

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

Situated on Gwenllian Street in the charming town of Barry, this beautifully presented mid-terraced house offers a delightful blend of comfort and convenience. Perfectly situated on the east side of Barry, the property provides quick access to the M4 corridor, making it an ideal choice for commuters. Additionally, it is within walking distance of the local rail station and a variety of shops, ensuring that all your daily needs are easily met.

Upon entering, you are welcomed by a spacious entrance hallway that leads into a generous living and dining room, perfect for both relaxation and entertaining. The modern fitted kitchen, complete with a utility area, is designed for practicality and style, making meal preparation a pleasure.

The first floor boasts two well-proportioned double bedrooms, providing ample space for rest and relaxation. The highlight of this floor is the beautifully presented four-piece bathroom suite, featuring a stunning freestanding scooped bath and a separate shower enclosure, offering a touch of luxury to your daily routine. Fitted carpet staircase rising to the loft area.

Outside, the rear garden is well-maintained and fully enclosed, providing a private oasis for outdoor enjoyment. The front of the property features a flush front to the pavement, with on-street parking available for your convenience. The house is equipped with UPVC double glazing and gas central heating throughout, ensuring warmth and comfort all year round.

This property is a wonderful opportunity for those seeking a stylish and convenient home in a vibrant community. Don't miss the chance to make this charming house your new home.



## FRONT

Flush front to pavement. UPVC double glazed door leading to the entrance hallway. On Street Parking.

## Entrance Hallway

3'00 x 4'00 (0.91m x 1.22m)

Smoothly plastered ceiling, smoothly plastered walls. Wood flooring. UPVC double glazed front door and skylight. Through opening to living / dining room.

## Living / Dining

13'10 x 21'03 (4.22m x 6.48m)

Smoothly plastered ceiling, smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed windows to the front and rear elevations. Log burning stove with slate hearth. Revealed second chimney breast ideal for log storage. Fitted carpet staircase rising to the first floor. Access to under stairs storage. Wood panelled door leading through to the kitchen.

## Kitchen

8'02 x 10'07 (2.49m x 3.23m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic metro style tiled splash backs. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window to the side elevation. A modern fitted shaker style kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated oven and microwave, integrated induction hob. Stainless steel cooker hood. Integrated fridge and freezer, integrated dishwasher. Through opening to utility area. Wood panelled door via one step to dining room.

## Utility Area

2'09 x 6'02 (0.84m x 1.88m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic metro style tiled splashback's. Ceramic tiled flooring. Space for washing machine. Access to storage. UPVC double glazed door leading out to the rear garden.

## FIRST FLOOR

### First Floor Landing

5'09 x 10'10 (1.75m x 3.30m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet split-level landing. Stairs rising from the ground floor. Wood panelled doors leading to bedrooms one and two. A further wood panel door leading to the family bathroom. Fitted carpet staircase rising to the loft room.

### Bedroom One

10'07 x 13'10 (3.23m x 4.22m)

Smoothly plastered ceiling, smoothly plastered walls. Herringbone style flooring. Wall mounted radiators. UPVC double glazed windows to the front elevation. Original feature fireplace. Wood panelled door leading through to the first floor landing.

### Bedroom Two

7'10 x 10'03 (2.39m x 3.12m)

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

### Family Bathroom

7'02 x 9'07 (2.18m x 2.92m)

Smoothly plastered ceiling with inset lights, smoothly plastered - part panelled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Double shower with thermostatically controlled shower overhead. Metro style tiled splashbacks. Vanity wash hand basin. Freestanding scoop bath. Vanity toilet. Access to storage. Wood panelled door leading through to the first floor landing. Access to storage.

### Loft Room

11'05 x 12'05 (3.48m x 3.78m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls. Fitted carpet flooring. Access to eaves storage. Fitted carpet staircase descending to the first floor landing.

## REAR

Enclosed rear garden. Laid Astro turfed lawn. Laid decorative stone chippings. Out building. UPVC double glazed door leading to the utility and kitchen.

## COUNCIL TAX

Council tax band B

## 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

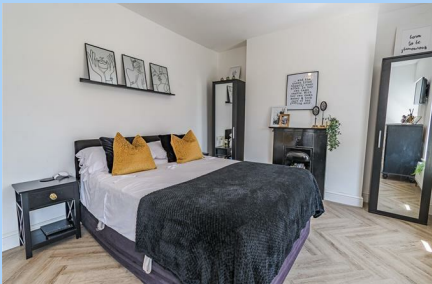
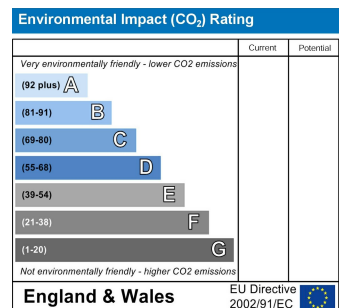
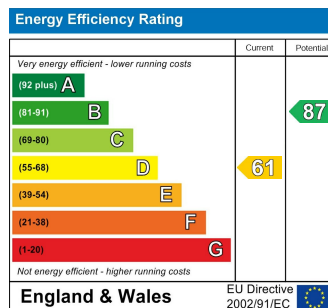
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## PROCEEDS OF CRIME ACT 2002

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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