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4 Salisbury Road, Barry CF62 6PE £235,000 Freehold

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

Situated on Salisbury Road in the charming town of Barry, this beautifully presented two-bedroom mid-terraced property 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 a spacious through living /dining , perfect for both relaxation and entertaining. A modern fitted kitchen with integrated appliances 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 spacious family bathroom that caters to all your needs.

The property is further enhanced by a south-facing rear garden, which features established shrubbery, laid paved patio area, and a summer house with power and lighting creating a perfect area for a home office 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 Porthkerry country park and 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

Forecourted front, tiled pathway leading to a UPVC double glazed front door. Planted established shrubbery.

Entrance Porch

2'11 x 3'00 (0.89m x 0.91m)

Textured ceiling, papered walls. Tiled flooring. UPVC double glazed front door with obscured glass insert and skylight. Through opening to the entrance hallway.

Entrance Hallway

3'00 x 11'06 (0.91m x 3.51m)

Textured ceiling with coving, smoothly plastered walls. Tiled flooring. Wall mounted radiator. Obscured glazed window. Wood panelled door leading to a spacious through living / dining room. Fitted carpet staircase rising to the first floor. Through opening to entrance porch.

Living Room

10'11 x 14'01 (3.33m x 4.29m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front. Through opening to dining room feature fireplace with ornate tiled surround, gas fire.

Dining Room

10'09 x 11'06 (3.28m x 3.51m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door with glazed insert leading via one step to kitchen. Wood panelled door leading through to the entrance hallway. Through opening to living room.

Kitchen

9'03 x 9'05 (2.82m x 2.87m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Ceramic tiled splashbacks. UPVC double glazed window to the rear elevation. UPVC double glazed door with obscured glass insert leading to the rear garden. Fitted kitchen comprising of wall and base units. Solid oak worktops. Stainless steel sink. Integrated four ring gas hob. Integrated oven and stainless steel cooker hood, integrated washing machine. Integrated tumble dryer integrated dishwasher. The kitchen also features an integrated fridge / freezer. Wood framed door with glass insert leading through to the dining area.

First Floor

First Floor Landing

5'06 x 10'09 (1.68m x 3.28m)

Textured ceiling with loft access and coving, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising to a split level landing from the ground floor. Access to storage. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

10'11 x 14'04 (3.33m x 4.37m)

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

Bedroom Two

8'07 x 10'10 (2.62m x 3.30m)

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

Family Bathroom

9'03 x 9'08 (2.82m x 2.95m)

Smoothly plastered ceiling with inset lights and vent extractor, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with obscured glass. Bath. Vanity wash hand basin, corner double shower with thermostatically controlled shower overhead. Wall mounted combination boiler housed. Wood panelled door leading through to the first floor landing.

REAR

Enclosed garden, decorative fencing with original stonewalls. Pathway leading to gate access to rear lane. Paved patio area. Planted established shrubbery. UPVC double French doors leading into summerhouse. UPVC double glazed door leading to kitchen.

Summer House

6'08 x 9'09 (2.03m x 2.97m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Power and lighting. UPVC double glazed French doors leading to the 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

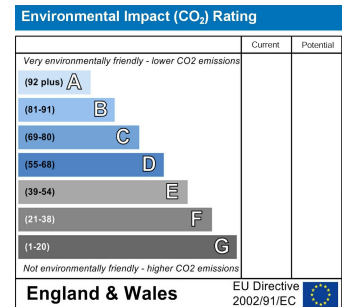
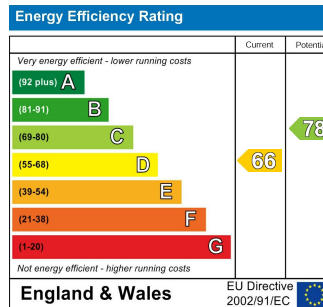
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PROCEEDS OF CRIME ACT 2002

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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