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26 Atlantic Place, Barry CF63 2LQ £250,000 Freehold

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

Situated in the charming area of Atlantic Place, Barry, this beautifully presented terraced house offers a modern living experience that is sure to impress. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is the open plan kitchen and dining room, which boasts bi-folding doors that seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining or enjoying a quiet evening outdoors.

The property features a single reception room, providing a comfortable area for relaxation or social gatherings. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the garage situated at the rear, offering ample storage or potential for a workshop. The property is also equipped with owned solar panels, enhancing energy efficiency and reducing utility costs, a significant advantage for environmentally conscious buyers.

This terraced house combines modern aesthetics with practical living, making it a wonderful opportunity for anyone looking to settle in Barry. With its attractive features and convenient location, this property is not to be missed.



FRONT

The property features a well-presented front garden enclosed by brick-built walls and a wrought iron gate. It includes paved pathways and flower beds with mature shrubbery. A sliding uPVC double-glazed door gives access to a storm porch.

Storm Porch

This area has a timber ceiling, plastered walls, tiled flooring, and is surrounded by uPVC double-glazed windows. A further uPVC door opens into the entrance hallway.

Entrance Hallway

14'6 x 6'0 (4.42m x 1.83m)

The hallway has a plastered ceiling with coving, plastered walls, a wall-mounted radiator, and original wood flooring. Carpeted stairs lead to the first floor, with an under-stairs storage cupboard available. Glass and wood doors provide access to the living room and kitchen.

Living Room

17'0 x 12'7 (5.18m x 3.84m)

The main living room has a plastered ceiling with coving, plastered walls, and original wood-effect flooring. It features an integrated fireplace with a timber mantle and marble hearth, a wall-mounted radiator, and a uPVC double-glazed bay window overlooking the front. A feature window overlooks the kitchen.

Kitchen/Dining Room

19'1 x 8'8 (5.82m x 2.64m)

The kitchen features a plastered ceiling, plastered walls with ceramic tiles, and slate-effect tiled flooring. It includes a large dining area with a wall-mounted radiator. Anthracite bi-folding doors and a uPVC double-glazed window open to the rear garden. The kitchen is fitted with eye-level and base units, marble-effect laminate work surfaces, a ceramic sink, an integrated Bosch oven and induction hob with an extractor fan, and an integrated washing machine. There is space for an American-style fridge-freezer.

FIRST FLOOR

Landing

The landing has a smoothly plastered ceiling with loft access with pull down ladder, smoothly plastered walls, and fitted carpet. An airing cupboard contains fitted shelving, a radiator, and a wall-mounted combination boiler. Wooden doors lead to three bedrooms and the family bathroom.

Bedroom One

12'2 x 9'6 (3.71m x 2.90m)

The master bedroom features a plastered ceiling, plastered walls, and fitted double wardrobes with sliding doors. It has wood-effect flooring, a wall-mounted radiator, and a uPVC double-glazed anthracite window overlooking the rear garden.

Bedroom Two

11'8 x 10'3 (3.56m x 3.12m)

This bedroom has a plastered ceiling, plastered walls, wood-effect flooring, a wall-mounted radiator, and a uPVC double-glazed window overlooking the front.

Bedroom Three

8'8 x 8'1 (2.64m x 2.46m)

This room has smoothly plastered ceilings and walls, wood-effect flooring, a wall-mounted radiator, and a uPVC double-glazed window to the front.

Family Shower Room

6'5 x 5'4 (1.96m x 1.63m)

The shower room is equipped with a PVC panelled ceiling with an extractor fan, porcelain-tiled walls, and wood-effect flooring. It includes a Victorian-style towel rail heater, a close-coupled toilet, and a vanity wash basin with storage. A double shower cubicle with a glass screen and a mains-operated shower is also present. An obscure glass anthracite uPVC window overlooks the rear.

REAR GARDEN

The enclosed rear garden is surrounded by brick walls and composite panelling. It comprises an artificial grass area, a porcelain tiled patio with space for furniture, and raised flower beds with sleepers. Additional features include bench-style seating, a wooden gate to lane access, outside lighting, and an outside tap. The property includes off-road parking and a garage in a block with an up-and-over door.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

