



15 Salisbury Road, Barry CF62 6PB £185,000 Freehold

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

Situated on Salisbury Road in the charming town of Barry, this two-bedroom property presents a wonderful opportunity for those looking to create their dream home. Spanning an area of 764 square feet, the residence features a spacious through living room, perfect for both relaxation and entertaining.

One of the standout features of this property is its picturesque view, as it overlooks the serene Porthkerry Country Park at the rear. This natural backdrop offers a tranquil setting, ideal for nature lovers and those seeking a peaceful retreat from the hustle and bustle of daily life.

While the property is in need of refurbishment, it provides a blank canvas for potential buyers to infuse their personal style and preferences. With two well-proportioned bedrooms and a bathroom, the layout is functional and offers ample space for comfortable living.

This property is not just a house; it is an opportunity to invest in a home that can be tailored to your liking, all while enjoying the beauty of the surrounding parkland. Whether you are a first-time buyer or looking to invest, this property on Salisbury Road is certainly worth considering.



FRONT

The property features a front area divided into four quarters with stone chippings, enclosed by brick-built walls. A patio paving pathway leads to a secure uPVC double-glazed glass front door.

Entrance Hallway

The entrance hallway has a textured and coved ceiling, papered walls, and fitted carpet flooring. It contains a wall-mounted radiator and a carpeted staircase to the first floor. Glass-panelled internal doors provide access to the rest of the ground floor.

Living/Dining Room

24'8 x 10'7 (7.52m x 3.23m)

Textured and coved ceiling, papered walls with dado rails, and fitted carpet. A uPVC double-glazed bay window is situated at the front, with another uPVC double-glazed window at the rear offering views over Porthkerry Country Park. The room includes wall-mounted radiators, a feature fireplace with a timber surround and tiled hearth, and an integrated traditional unit in an alcove. A wooden and glass panel door with steps leads down to the kitchen.

Kitchen

10'2 x 8'4 (3.10m x 2.54m)

Textured ceiling, tiled walls, and vinyl flooring. A uPVC double-glazed window and an obscure glass door, which opens to the garden, both provide views across Porthkerry Country Park. The kitchen is fitted with eye-level and base units, laminate work surfaces, and a stainless steel sink with a mixer tap. There is space for all appliances, an under-stairs storage unit, and a wall-mounted radiator.

FIRST FLOOR

Landing

The landing features a textured and coved ceiling with loft access, plastered walls, and fitted carpet flooring. Wooden doors lead to the bedrooms and family bathroom.

Bedroom One

14'2 x 11'3 (4.32m x 3.43m)

Plastered and coved ceiling, papered walls, and fitted carpet flooring. uPVC double-glazed windows overlook the front, and there is a wall-mounted radiator.

Bedroom Two

10'7 x 8'8 (3.23m x 2.64m)

Bedroom has a papered and coved ceiling, papered walls, and fitted carpet. A uPVC double-glazed window overlooks the rear aspect, and the room contains a wall-mounted radiator.

Family Bathroom

9'9 x 8'4 (2.97m x 2.54m)

Textured ceiling with loft access and coving, plastered and tiled walls with dado rails, and vinyl wood-effect flooring. A fitted storage cupboard houses the wall-mounted combination boiler. A uPVC double-glazed window offers views of Porthkerry Country Park. The suite comprises a corner bath, a close-coupled toilet, a pedestal wash-hand basin, and a walk-in shower cubicle with a glass screen and a mains-operated shower.

REAR GARDEN

The rear garden is enclosed by brick-built walls and feather-edge wood fencing, with a gate providing rear access. It includes a concrete pathway to the side, outside electric sockets, lighting, an outside tap, a raised concrete patio area, artificial grass, and stone chippings.

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

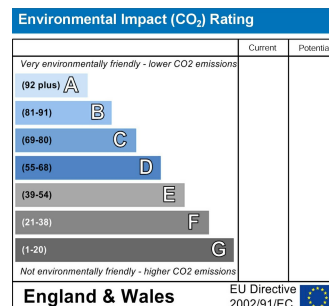
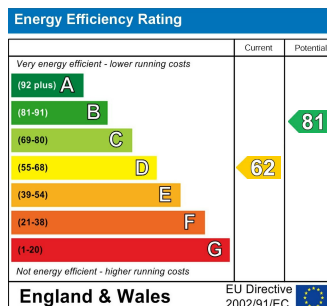
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PROCEEDS OF CRIME ACT 2002

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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