



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



61 Daniel Street, Barry CF63 1QW Chain Free £178,000 Freehold

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

Situated in Daniel Street, Barry, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property has recently had redecoration and new fitted carpets. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the home is practical, allowing for a seamless flow between the living spaces.

The property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who value community living. Whether you are a first-time buyer or looking to invest, this semi-detached house on Daniel Street presents a wonderful opportunity to create a home tailored to your lifestyle.

Do not miss the chance to view this charming property, where comfort and convenience await.



FRONT

Flush-fronted semi-detached property to the pavement. UPVC double-glazed front door opening to entrance hallway.

LIVING ROOM

22'6 x 14'0 (6.86m x 4.27m)

Plastered ceiling with coving and inset spotlights. Plastered walls. UPVC double-glazed window to the front aspect. Wall-mounted radiator. Fitted carpet. Stairs rising to the first floor. Understairs storage cupboard. Wooden door opening to kitchen and dining area.

KITCHEN/DINING

19'9 x 15'4 (6.02m x 4.67m)

Plastered ceiling with inset spotlights. Plastered walls. Wood-effect vinyl flooring. UPVC double-glazed window to the side aspect and to the rear aspect. Space for dining. Wall-mounted radiators. Kitchen comprises: base units with work surfaces over, space for fridge-freezer, integrated electric oven and gas hob, plumbing for washing machine, one-and-a-half sink with mixer tap and drainer, extractor fan.

FIRST FLOOR

LANDING

Smoothly plastered ceiling with loft access. Plastered walls. Split-level landing with fitted carpet flooring. Doors to bedrooms and family bathroom.

BEDROOM ONE

15'3 x 11'5 (4.65m x 3.48m)

Plastered ceiling and walls. Fitted carpet flooring. Two UPVC double-glazed windows to the front aspect. Wall-mounted radiator.

BEDROOM TWO

11'5 x 9'9 (3.48m x 2.97m)

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double-glazed window overlooking the rear garden. Wall-mounted radiator.

BEDROOM THREE

8'8 x 8'0 (2.64m x 2.44m)

Vaulted plastered ceiling with inset spotlights. Velux window. Plastered walls with wall-mounted radiator. UPVC double-glazed window overlooking the rear garden. Fitted carpet flooring.

FAMILY BATHROOM

8'5 x 6'0 (2.57m x 1.83m)

Plastered ceiling with inset spotlights and extractor fan. Tiled and plastered walls. Vinyl wood-effect flooring. Storage cupboard with integrated shelving and wall-mounted boiler operating the central heating. Suite comprises: p-shaped bath with mixer tap and shower over, pedestal wash-hand basin with twin taps, close-coupled toilet, vertical towel rail heater.

REAR GARDEN

Tiered garden with steps rising to a paved patio area. Brick-built walls and feather-edge fencing. Surrounding mature shrubbery

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

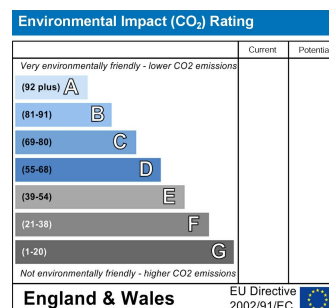
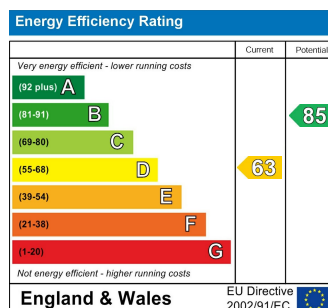
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

