



33 Glamorgan Street, Barry CF62 6JP £259,999 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situated in the charming area of Glamorgan Street, Barry, this delightful terraced house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned layout provides ample space for family gatherings or quiet evenings at home.

The house features three inviting bedrooms, each designed to create a peaceful retreat. Whether you are looking for a cosy space for rest or a room to set up a study, these bedrooms cater to a variety of needs. The single bathroom is well-appointed, ensuring that daily routines are both efficient and enjoyable.

Situated in a vibrant community, this property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The terraced design not only adds character to the home but also fosters a sense of community with neighbouring properties.

This charming house on Glamorgan Street is a wonderful opportunity for those seeking a comfortable and welcoming home in Barry. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers or renters. Do not miss the chance to make this lovely property your own.



FRONT

The property features a forecourt frontage with brick-built walls and traditional tile flooring.

Entrance Porch

Entry is through a UPVC double-glazed obscure glass front door into a porch with smoothly plastered ceilings and walls, picture rails, and solid wood flooring.

Hallway

A traditional wooden door leads to the hallway, which has smoothly plastered ceilings with traditional corbels, plastered walls, and continued solid wood flooring. It includes a wooden balustrade with a fitted carpet staircase to the first floor, an under-stairs storage cupboard, and doors to the living room and kitchen.

Living Room

26'1 x 12'1 (7.95m x 3.68m)

This through living and dining space features a plastered ceiling and walls, solid wood flooring, and a UPVC double-glazed bay window to the front, with another UPVC window to the rear. It contains two wall-mounted radiators and double wooden doors that open into the kitchen and dining/sitting room.

Kitchen/Sitting Room

26'7 x 10'2 (8.10m x 3.10m)

This area has a smoothly plastered ceiling with inset spotlights, plastered walls, and continued solid wood flooring. There are two UPVC double-glazed windows to the side, a wall-mounted radiator, and space for a sitting or dining area. The kitchen is fitted with eye-level and base units, laminate work surfaces with a breakfast bar, an integrated electric oven and hob with an extractor fan and glass splashback, and space for a washing machine and tall fridge-freezer. A wall-mounted combination boiler is also present.

Rear Lobby/W.C

5'1 x 2'9 (1.55m x 0.84m)

A wooden door from the kitchen opens to the rear lobby, which has a smoothly plastered ceiling and walls, and tiled flooring. A UPVC door provides access to the garden. A door leads to the WC cloakroom, featuring a plastered ceiling and walls, tiled flooring, a close-coupled toilet, a wall-mounted vanity wash hand basin, and a UPVC double-glazed window.

FIRST FLOOR

Landing

The split-level landing has a smoothly plastered ceiling with loft access, smoothly plastered walls, and fitted carpet flooring. It features a wooden balustrade, a wall-mounted radiator, and wooden doors to the bedrooms and bathroom.

Master Bedroom

16'5 x 10'8 (5.00m x 3.25m)

Located at the front, this room has a smoothly plastered ceiling and walls, fitted carpet flooring, a wall-mounted radiator, and two UPVC double-glazed windows overlooking the front elevation.

Bedroom Two

11'4 x 9'9 (3.45m x 2.97m)

This bedroom features a smoothly plastered ceiling and walls, fitted carpet flooring, and a UPVC double-glazed window overlooking the rear elevation with distant sea views across the Bristol Channel.

Bedroom Three

10'3 x 9'5 (3.12m x 2.87m)

This room has a plastered ceiling and walls, fitted carpet flooring, a wall-mounted radiator, and a UPVC double-glazed window overlooking the rear.

Family Bathroom

6'6 x 5'6 (1.98m x 1.68m)

The bathroom has a smooth plastered ceiling with inset spotlights, plastered walls with an extractor fan, and non-slip vinyl flooring. It includes a close-coupled toilet, a pedestal wash hand basin with a mixer tap, and a bath with a mixer tap and an electric shower over, surrounded by PVC aqua panelling. There is also a tall tower rail heater and a UPVC double-glazed obscure glass window to the side.

REAR GARDEN

Steps descend from the rear lobby to a paved patio area with raised flower beds. The patio extends to the side, where there is a mounted tap. The garden is enclosed by brick-built and stone walls, with a wooden gate providing access to a lane.

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

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		

