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## 18, Court Road, Barry CF63 4ET £255,000 Freehold

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

18 Court Road, Barry CF63 4ET

We are acting in the sale of the above property and have received an offer of £240,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Situated on the charming Court Road in Barry, this delightful terraced house offers a perfect blend of period elegance and modern convenience. With its Victorian features throughout, the property exudes character and warmth, making it an inviting home for families or professionals alike. Situated in Barry town centre with local amenities and transport links on the doorstep. Viewing is essential.

Upon entering, you are greeted by a traditional living and dining room, beautifully decorated in a Victorian style, providing an ideal space for entertaining guests or enjoying quiet evenings with family. The house boasts four well-proportioned bedrooms, including three spacious double rooms and a single bedroom that can easily serve as a dressing room or study. The family bathroom offers a four-piece suite that ensures comfort and practicality.

Outside, the garden provides a lovely area for relaxation and outdoor activities, enhancing the overall appeal of this charming home. Additionally, the property includes a garden office room, complete with air conditioning, making it a perfect retreat for those who work from home or require a quiet space for hobbies.



## FRONT

Forecourt with brick built walls and wrought iron fencing surrounding. Tiled flooring. Period double doors opening to storm porch and leading through to entrance hallway.

## Entrance Hallway

21'10 x 8'0 (6.65m x 2.44m)

Papered ceiling with traditional coving. Plastered walls and period Victorian tiled flooring. Radiator. Wooden staircase with newel post and exposed stairs rising to the first floor. Wooden doors to living room and dining room. Glass panel door to kitchen. Under stairs cloakroom storage.

## Living / Dining Room

26'0 x 13'2 (7.92m x 4.01m)

Plastered ceiling with decorative coving, ceiling rose and picture rails. Plastered walls. Exposed floorboards. Cast iron fireplace with timber surround and marble hearth. Original fitted storage cupboards. UPVC double glazed French door opening to the rear elevation. UPVC bay fronted window. Radiator.

## Kitchen / Breakfast

14'7 x 10'6 (4.45m x 3.20m)

Plastered ceiling, plastered walls with ceramic splash back tiles. Tiled flooring. UPVC double glazed window. Radiator. A range of wall units, base units and laminate work surfaces over. Space for range master cooker with extractor fan. Plumbing for dish washer. Space for fridge freezer. Stainless steel sink with mixer tap over. Ample room for dining. Doorway leading to the rear lobby.

## Rear Lobby

11'0 x 3'7 (3.35m x 1.09m)

Plastered ceiling, plastered walls, continuation of tiled flooring. Door to utility/w.c and access to the rear garden via a UPVC double glazed door. Radiator.

## Utility Room / W.C Cloakroom

7'0 x 6'5 (2.13m x 1.96m)

Papered ceiling, plastered walls, continuation of tiled flooring. UPVC double glazed window. Plumbing for washing machine. Space for under counter freezer. Work surfaces and a range of wall units. Close coupled toilet with aqua panelling surrounding. Wall mounted combination boiler.

## FIRST FLOOR

### First Floor landing

5'6 x 26'10 (1.68m x 8.18m)

Split level landing with plastered ceiling and loft access. Plastered walls. Exposed floorboards. Doors to bedrooms and family bathroom.

### Bedroom One

13'0 x 17'0 (3.96m x 5.18m)

Plastered ceiling, plastered walls with coving and picture rails. Exposed floorboards. Cast iron fire place with timber surround and tiled hearth. UPVC bay fronted windows overlooking the front aspect. Radiator.

### Bedroom Two

12'7 x 11'0 (3.84m x 3.35m)

Plastered ceiling, plastered walls, exposed floorboards. UPVC double glazed window overlooking the rear aspect. Cast iron fireplace with timber surround and tiled hearth. Radiator.

### Bedroom Three

7'9 x 5'6 (2.36m x 1.68m)

Plastered ceiling with coving, plastered walls, exposed floorboards. UPVC double glazed window. Cast iron fireplace with timber surround and tiled hearth. Radiator.

### Bedroom Four / Nursery

9'6 x 7'6 (2.90m x 2.29m)

Papered ceiling. Papered walls. Fitted carpet flooring. Single glazed wooden framed window. Radiator.

### Family Bathroom

10'7 x 6'9 (3.23m x 2.06m)

Plastered ceiling with coving. Plastered walls. Laminate flooring. Victorian cast iron bath with twin taps. Shower cubicle with sliding shower screen and mains operated shower over. Vanity wash hand basin. Close coupled toilet. Towel rail heater. Shaver points. UPVC double glazed window.

## REAR GARDEN

A spacious rear garden, enclosed with stone walls surrounding. Indian sandstone paved patio area with raised flower beds and mature shrubbery. Outhouse storage sheds with wooden doors. Lane access via wooden gate. Brick built garden studio/office.

## GARDEN STUDIO

12'2 x 6'11 (3.71m x 2.11m)

Fully insulated and smoothly plastered with wood effect laminate flooring. UPVC double glazed door and window. Full power and lighting. Electric air-conditioning.

## 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

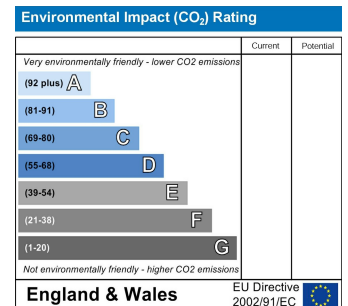
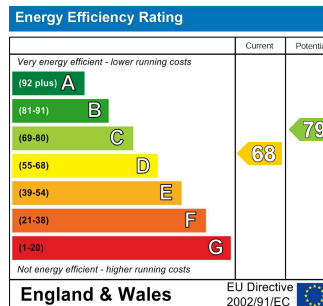
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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.



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