



9 Somerset Road East, Barry CF63 1BG Chain Free £275,000 Leasehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

A much loved and very well presented bay fronted traditional dwelling featuring original features, placed within all amenities and within walking distance of the main shopping area of Barry. The property also benefits from far reaching channel views, viewing is essential to appreciate.

Briefly comprising, entrance porch, entrance hallway, living room, spacious sitting room with through opening to a dining area. Fitted kitchen with integrated appliances. W.C. cloakroom with shower. To the first floor, three bedrooms and a family Shower room, access to the attic or hobby area.

To the front driveway providing parking and access to a garage via electric roller shutter doors and access to the rear garden. Block paved area leading to a UPVC double glazed front door.

To the rear, an enclosed landscaped garden with laid to lawn and planted established shrubbery surrounding. Patio area, the garden also features a further raised area to the rear of the garden with summer house perfect for relaxation, and a further paved area with laid decorative chippings.

UPVC double glazing and Gas central heating via a combination boiler.

Viewing recommended.

Agents note: Leasehold property with approx. 980 years remaining with a Annual ground rent of approx. £10.00.



FRONT

Driveaway with iron gates leading to garage with electric garage door. Steps rising to a block paved raised area leading to a UPVC double glazed front door opening to the entrance porch.

Entrance Porch

2'06 x 6'00 (0.76m x 1.83m)

Smoothly plastered ceiling, plastered walls. Original tiled flooring. UPVC double glazed door and window to the front elevation. Wood framed door with obscured glass insert and stained-glass windows surround leading through to the entrance hallway.

Entrance Hallway

6'06 x 13'06 (1.98m x 4.11m)

Textured ceiling with coving, textured walls with picture rail. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed doors leading to the front living room, sitting room and kitchen. Wood framed door with obscured glass insert and stained-glass surround leading to the entrance porch.

Living Room

10'11 x 14'11 (3.33m x 4.55m)

Textured ceiling with coving, textured walls with picture rail. Original wood block flooring. Wall mounted radiator. Gas-fired with marble surround. UPVC double glazed bay front window. Wood framed door leading through to the entrance hallway.

Sitting Area

11'00 x 12'08 (3.35m x 3.86m)

Textured ceiling with coving, textured walls with picture rail. Fitted carpet flooring. Wall mounted radiator. Feature fireplace with gas-fire and surround and tiled hearth. Through opening to dining area. Wood framed door leading through to the entrance hallway.

Dining Room

10'11 x 11'00 (3.33m x 3.35m)

Textured ceiling with coving, textured walls with picture rails. Wood flooring. Wall mounted radiator. UPVC double glazed sliding patio doors leading out to the rear garden. Wooden door leading through to kitchen. Through opening to sitting-room.

Kitchen

6'06 x 21'09 (1.98m x 6.63m)

Papered ceiling with coving, papered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. UPVC double glazed patio door with obscured glass insert leading to rear garden. Fitted kitchen comprising of base units. Wood laminate worktops. Space for gas cooker. Stainless steel sink. Integrated undercounter fridge and separate freezer. Integrated washing machine. A housed wall mounted combination boiler. Larder cupboard. Wooden door leading through to the dining room. A further wood framed door leading through to the entrance hallway.

W.C Cloakroom & Shower

2'08 x 7'10 (0.81m x 2.39m)

Textured ceiling, papered walls. Aqua panelled splashbacks. Tiled flooring. Vanity wash hand basin. Close coupled toilet. Shower with thermostatically controlled shower overhead. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'06 x 9'08 (1.98m x 2.95m)

Textured ceiling with coving and loft access, papered walls with picture rail. Fitted carpet flooring. UPVC double glazed window with obscured glass to the side elevation. Wood framed doors leading to bedrooms one, two and bedroom three. A further wood framed door leading to the family shower room. Fitted carpet staircase rising from the ground floor.

Bedroom One

9'03 x 15'00 (2.82m x 4.57m)

Papered ceiling, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation with far-reaching channel views. Built-in wardrobes. Wood framed door leading through to the first floor landing.

Bedroom Two

10'11 x 12'07 (3.33m x 3.84m)

Textured ceiling, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood framed door leading through to the first floor landing.

Bedroom Three

6'06 x 8'02 (1.98m x 2.49m)

Textured ceiling, textured walls - part papered with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views. Staircase rising to loft / hobby area. Wood framed door leading through to the first floor landing.

Family Shower Room

6'03 x 7'00 (1.91m x 2.13m)

Smoothly plastered ceiling, ceramic tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin and storage. Vanity, toilet. Double walk in shower with thermostatically controlled shower overhead. Wood framed door leading to the first floor landing.

Attic / Hobby Area

11'02 x 11'03 (3.40m x 3.43m)

Smoothly plastered ceiling with Velux window, smoothly plastered walls. Wood block flooring. Wall mounted radiator. Vanity wash hand basin. Access to eaves storage. Wooden door leading to stairs descending to bedroom three.

REAR

A large enclosed rear garden. Patio area leading from the dining room. With steps rising to a laid to lawn area. Surrounded with planted established shrubbery. A further set of steps ascend to a further level with laid decorative chippings, patio area and space for storage. Summer house providing an idyllic area for relaxation. Side area providing ample room for further storage and a UPVC patio door leading to the kitchen. Access to garage via wood double barn doors.

GARAGE

10'06 x 19'02 (3.20m x 5.84m)

Electric roller shutter doors entering from the front drive. Power and lighting. Water supply with wall mounted sink. Ample room for storage. Double wooden barn doors leading to the rear garden.

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 Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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