



## 478 Gladstone Road, Barry CF63 1NL £216,000 Freehold

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

Nestled on the charming Gladstone Road in Barry, this beautifully presented terraced house offers a delightful blend of modern living and comfort. Refurbished throughout, the property boasts a fresh and inviting atmosphere, making it an ideal home for families or professionals alike.

Upon entering, you will find a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests. The house features three bedrooms, including two generous double bedrooms that provide ample space for rest and rejuvenation. The third bedroom can easily serve as a versatile office, catering to the needs of those who work from home or require additional space.

The bathroom is thoughtfully designed, ensuring convenience and functionality for daily routines. One of the standout features of this property is the spacious rear garden, which offers a wonderful outdoor retreat. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden provides the perfect setting.

This terraced house on Gladstone Road is not just a home; it is a lifestyle choice, combining modern amenities with a welcoming atmosphere. With its prime location in Barry, you will find yourself close to local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and convenience. Do not miss the opportunity to make this lovely property your new home.





## FRONT

Forecourt area with stone chippings, mature shrubbery and brick built walls surrounding. Step rising to a open porch with tiled flooring. Traditional period front door opening to the entrance hallway.

## Hallway

12'4 x 5'9 (3.76m x 1.75m)

Plastered ceiling, plastered walls, traditional Victorian tiled flooring. Fitted carpet flooring rising to the first floor. Cloak storage under stairs. Doors to utility room and kitchen/living room. Radiator.

## Kitchen

11'10 x 10'7 (3.61m x 3.23m)

Plastered ceiling, plastered walls with picture rails. Wood effect laminate flooring. UPVC double glazed window to the rear aspect. Pantry storage cupboard. Kitchen is fitted with a selection of wall units, base units and wood effect laminate worksurfaces over. Stainless steel 1 1/2 sink and drainer board with mixer tap over. Integrated electric oven. Five ring gas hob inset. Extractor fan above. Space for fridge freezer. Splashback ceramic tiles. Opening to living room.

## Living Room

11'9 x 10'5 (3.58m x 3.18m)

Plastered ceiling, plastered walls with wood effect laminate flooring. UPVC double glazed bay window to the front aspect. Radiator.

## Utility Room

8'4 x 5'7 (2.54m x 1.70m)

Plastering, plastered walls. Vinyl flooring. UPVC double glazed window and door to the rear aspect. Base units, worksurfaces over. Plumbing for washing machine.

## FIRST FLOOR

### Landing

Plastered ceiling with loft access. Plastered walls. Fitted carpet flooring. Radiator. Doors to bedrooms and family bathroom.

### Bedroom One

10'1 x 9'1 (3.07m x 2.77m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator. Fitted wardrobes.

### Bedroom Two

11'10 x 10'11 (3.61m x 3.33m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator. Storage cupboard. Wall mounted combination boiler enclosed.

### Office/Bedroom

6'1 x 6'0 (1.85m x 1.83m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

### Family Bathroom

6'4 x 5'7 (1.93m x 1.70m)

Plastered ceiling, tiled walls and flooring. UPVC opaque glass window to the rear aspect. Bath with Victorian mixer tap and shower attachment. Pedestal wash hand basin. Close coupled toilet. Radiator.

## REAR GARDEN

A fully enclosed rear garden with concrete patio areas, flower beds with mature shrubbery and brick built storage outhouses.

## 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

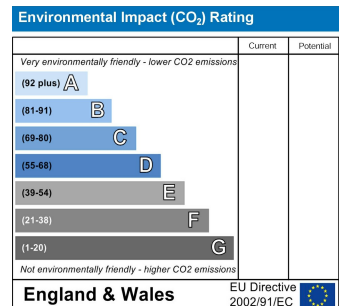
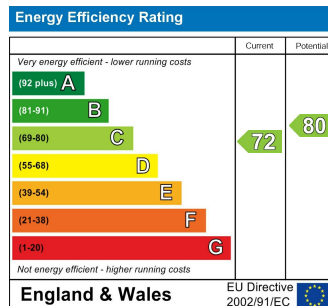
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## PROCEEDS OF CRIME ACT 2002

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## 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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