



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



64 Merthyr Street, Barry CF63 4LB £165,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

In the heart of Barry, this charming terraced house on Merthyr Street offers a fantastic opportunity for those looking to create their ideal home. With a prime town centre location, you will find yourself just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for both families and professionals alike.

The property features a welcoming reception room that flows seamlessly into an open plan living area, perfect for entertaining or enjoying quality time with loved ones. The fitted kitchen, located at the rear of the house, provides a functional space for culinary endeavours and has the potential to be transformed into a modern cooking haven.

Upstairs, you will discover two well-proportioned bedrooms, providing ample space for relaxation and rest. The family bathroom is conveniently situated on the first floor, catering to the needs of the household.

While the property is in need of modernisation, this presents a wonderful opportunity for buyers to put their personal stamp on the home and enhance its charm. With a little creativity and investment, this house can be transformed into a stylish and comfortable residence.

In summary, this terraced house on Merthyr Street is a promising prospect for those seeking a home in a vibrant location. With its open plan living, two bedrooms, and the potential for modernisation, it is a property that invites you to envision the possibilities. Don't miss the chance to make this house your own in the bustling town of Barry.



FRONT

Flush fronted to the pavement with resident permit parking surrounding. Front door opening to the hallway.

Hallway

The entrance hallway has a papered ceiling, papered walls, and laminate flooring. It features a new PVC double-glazed obscure glass front door and a skylight window, with the property fronting directly onto the pavement.

Living/Dining Room

23'3 x 11'4 (7.09m x 3.45m)

Plastered and papered ceilings, plastered walls, and wood-effect laminate flooring. There are UPVC double-glazed windows to both the front and rear aspects, along with wall-mounted radiators and meter cupboards. A wooden and glass panel door leads to the kitchen.

Kitchen

10'4 x 8'9 (3.15m x 2.67m)

Sloping papered ceiling, plastered walls with tiles, and vinyl flooring. An under-stair storage cupboard houses a fridge freezer. The kitchen is fitted with high-level wall units, base units, and laminate work surfaces. Appliances include a fan-assisted electric oven, a four-ring gas hob set into the worktop with an extractor fan above, and plumbing for both a washing machine and a dishwasher. A UPVC double-glazed window looks out to the rear, and a further UPVC double-glazed door opens into the rear garden.

FIRST FLOOR

Landing

The first-floor landing features a textured ceiling, papered walls, and carpet flooring. It includes a UPVC double-glazed window overlooking the rear and provides access to the bedrooms and family bathroom via wooden doors.

Bedroom One

14'1 x 7'7 (4.29m x 2.31m)

Textured ceiling, papered walls, and fitted carpet. A UPVC double-glazed window faces the front aspect, and the room is equipped with a wall-mounted radiator.

Bedroom Two

10'7 x 7'0 (3.23m x 2.13m)

Papered ceiling with loft access, papered walls, and fitted carpet flooring. It also has a UPVC double-glazed window to the front and a wall-mounted radiator.

Bathroom

9'3 x 8'3 (2.82m x 2.51m)

Plastered ceiling, papered walls, and tile flooring. It includes a bath with a mixer tap and shower attachment, a pedestal wash basin with mixer taps, and a close-coupled toilet. Heating is provided by a wall-mounted radiator and a vertical tower rail heater. The room also houses a wall-mounted Baxi combination boiler and has a UPVC double-glazed obscure glass window overlooking the rear aspect.

REAR GARDEN

The rear features a tiered-style garden with concrete steps leading up to a level area finished with stone chippings. The garden is enclosed by stone and brick-built walls and includes a gate providing access to a rear lane.

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

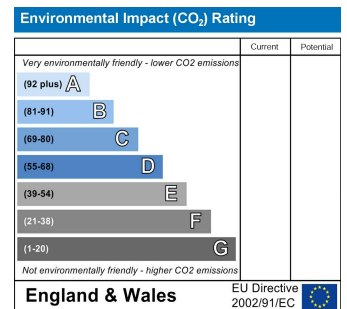
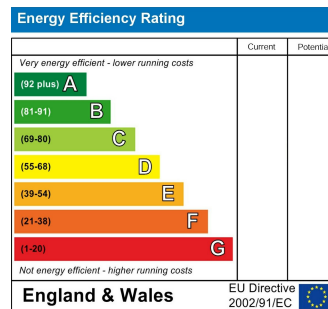
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

