



## 45, Glamorgan Street, Barry CF62 6JP £270,000 Freehold

4 BEDS | 1 BATH | 3 RECEPT | EPC RATING D

Nestled in the charming area of Glamorgan Street, Barry, this delightful terraced house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

As you enter, you are greeted by three inviting reception rooms, each providing a versatile space that can be tailored to your needs. Whether you envision a cosy lounge for family gatherings, a formal dining area for entertaining guests, or a quiet study for work or leisure, these rooms offer the flexibility to create your perfect environment.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Located in the vibrant town of Barry, you will find yourself within easy reach of local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The community spirit in this area is palpable, with friendly neighbours and a variety of local events to enjoy.

This terraced house on Glamorgan Street presents a wonderful opportunity for those looking to establish their roots in a thriving community. With its spacious living areas and prime location, it is a property that truly deserves your attention. Don't miss the chance to make this house your home.





## FRONT

Forecourted frontage with traditional front door opening to entrance porch.

## Entrance Porch

Wooden door to front aspect, original tiled floor, original part tiled walls, wooden inner door to hall way.

## Hallway

Continued original tiled floor, wooden doors to reception rooms, fitted carpet stairs rising to first floor, radiator, original cornice, under stairs storage.

## Living Room

14'4 x 13'10 (4.37m x 4.22m)

Original coving and centre rose to ceiling. Picture rail. Feature marble fireplace with slate tiled hearth with inset multi fuel burner. Radiator. Power points. original floor boards sanded and stained. UPVC double glazed bay window to front elevation.

## Dining Room

11'1 x 10'6 (3.38m x 3.20m)

Original coving and centre rose to ceiling. Picture rail. Original display and storage cupboards to both alcoves, radiator. Fitted carpet flooring. UPVC double glazed window to side aspect.

## Kitchen

14'7 x 11'7 (4.45m x 3.53m)

Plastered ceiling and walls. A range of wall and base units with complementary work surfaces over, space for free standing gas cooker, stainless steel sink and drainer with mixer taps over, space for free standing fridge / freezer. space and plumbing for washing machine, space for dining, tiled splash back, tiled floor, radiator, wall mounted combination boiler. UPVC double glazed window to side aspect.

## Sitting Room

11'7 x 9'1 (3.53m x 2.77m)

Plastered ceiling and walls. Wood flooring. Radiator. UPVC and part glazed door to side aspect. UPVC double glazed windows to rear aspect.

## FIRST FLOOR

### Landing

Wooden doors to bedrooms and family bathroom, built in wardrobes. loft access.

### Bedroom One

11'3 x 11'2 (3.43m x 3.40m)

Papered ceiling and walls. Radiator. Picture rails, fitted carpet. UPVC double glazed window.

### Bedroom Two

14'4 x 11'2 (4.37m x 3.40m)

Papered ceiling and walls. Built in cupboard, radiator, power points, fitted carpet. UPVC double glazed window.

### Bedroom Three

12'7 x 11'7 (3.84m x 3.53m)

Papered ceiling and walls. Built wardrobe. Fitted carpet. UPVC double glazed window.

### Bedroom Four

11'1 x 5'5 (3.38m x 1.65m)

Papered ceiling and walls. Built in wardrobes, radiator. Fitted carpet. UPVC double glazed window to rear aspect.

## Family Bathroom

Three piece suite comprising bath with shower over, vanity unit with inset sink and tap over, fully tiled walls and floor tiles, chrome heated towel rail. UPVC obscure double glazed window to side aspect.

## REAR GARDEN

Enclosed rear garden, paved patio with decorative stone chippings, space for storage shed, gate to rear 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

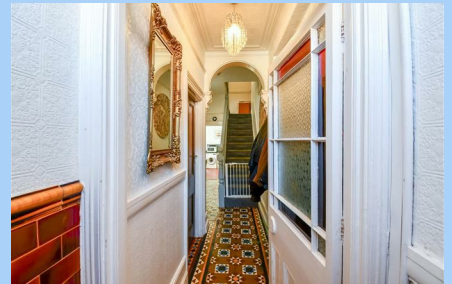
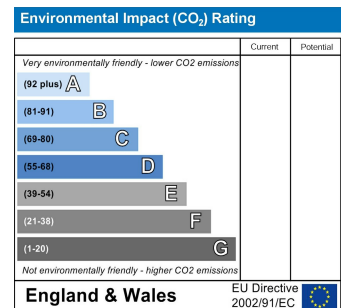
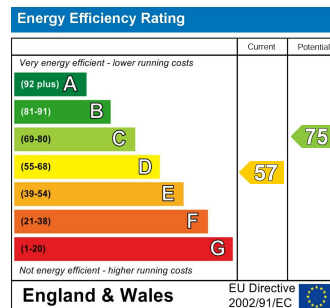
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## PROCEEDS OF CRIME ACT 2002

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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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