



## 43 Salisbury Road, Barry CF62 6PB £260,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING E

Nestled on Salisbury Road in the charming town of Barry, this beautifully presented two-bedroom terraced house is a delightful find for those seeking a comfortable and convenient home. The property boasts a classic bay front, enhancing its traditional appeal, and is ideally situated, backing onto the picturesque Porthkerry Country Park, which leads to stunning beaches. Additionally, it is within walking distance of local amenities and public transport links, providing easy access across the Vale and into Cardiff.

Upon entering, you are welcomed by an inviting entrance porch that leads into an open-plan living room, seamlessly flowing into a dining area and a modern fully fitted kitchen is equipped with integrated appliances, making it perfect for both cooking and entertaining. The first floor features two spacious double bedrooms, with the master bedroom benefiting from built-in wardrobes, providing ample storage. A well-appointed family shower room completes this level.

Outside, the property offers a walled and paved forecourt, adding to its curb appeal. The rear garden is a private oasis, featuring a decked patio area above the garage, ideal for al fresco dining or relaxing in the sun with views towards Porthkerry Country Park, along with raised flowerbeds that add a touch of greenery. The garage provides additional storage options, with convenient lane access.

This home is further enhanced by UPVC double glazing throughout and gas central heating via a combination boiler, ensuring comfort and energy efficiency. Viewing is highly recommended to fully appreciate the charm and potential of this lovely property.



## FRONT

### Entrance Porch

3'00 x 3'02 (0.91m x 0.97m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Composite front door with obscured glass insert and skylight. Wood framed door with glass insert leading through to living room.

### Living Room

14'10 x 16'10 (4.52m x 5.13m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted vertical radiator. UPVC double glazed bay front window to the front elevation. Wood framed doors with glass insert leading to the entrance porch and kitchen / dining. Through opening to staircase leading to the first floor.

### Kitchen / Dining

13'05 x 17'11 (4.09m x 5.46m)

Smoothly plastered ceiling with inset and pendant lighting, smoothly plastered walls. Wood laminate flooring. Wall mounted vertical radiator. UPVC double glazed window to the rear with views of Porthkerry Country Park and French doors leading to the rear garden. A recently fitted modern kitchen comprising of wall and base units. Composite worktops and up stands. Integrated induction hob, integrated hood, integrated oven. Integrated fridge and freezer, integrated dishwasher and washing machine. Composite sink. Ample room for dining furniture. Wood framed doors with glass insert leading through to the living room.

## FIRST FLOOR

### First Floor Landing

5'04 x 10'10 (1.63m x 3.30m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Split-level landing. Fitted carpet staircase descending to the ground floor. Wood panel doors leading to bedrooms one, two, and the family bathroom. Access to storage. Access to separate W.C. cloakroom.

### Bedroom One

10'09 x 13'03 (3.28m x 4.04m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built-in wardrobes. Wood panel door leading through to the first floor landing.

### Bedroom Two

7'06 x 10'10 (2.29m x 3.30m)

Smoothly plastered ceiling, Smoothly plastered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with views of Porthkerry. Built-in wardrobe. Wood panel door leading through to the first floor landing.

### Family Shower Room

8'07 x 9'10 (2.62m x 3.00m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator and towel rail. UPVC double glazed window with views over porthkerry. Double shower with thermostatically controlled shower overhead. Close coupled toilet. Pedestal wash hand basin. Wall mounted combination boiler. Wood framed door with obscured glass insert leading through to the first floor landing.

## REAR

Enclosed rear garden with paved pathway, planted established shrubbery.

Raised decked area with views across the adjacent porthkerry country park. Planted established shrubbery. Steps descending to side entrance to garage. Rear lane access. UPVC double glazed French doors leading to the kitchen / dining.

## GARAGE

### 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

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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	83	
(21-38)	F		
(1-20)	G	54	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



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