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



6 Court Newton Court Road, Barry CF63 1XR

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

Situated on Court Newton just off Court Road in the vibrant town of Barry, this charming two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property is conveniently located just a short stroll from Barry town centre, ensuring easy access to a variety of shops, cafes, and local amenities.

Upon entering, you are welcomed into a comfortable living area that flows seamlessly into a fitted kitchen / breakfast, creating a perfect space for both relaxation and entertaining. The first floor comprises two well-proportioned bedrooms, ideal for restful nights, along with a family bathroom that caters to all your needs.

The exterior of the property features a low-maintenance paved courtyard garden at the front, while the rear offers an enclosed garden complete with a paved patio, perfect for enjoying the outdoors or hosting gatherings. The home is equipped with electric wall heaters and uPVC double glazing throughout, ensuring warmth and energy efficiency.

Transport links are readily available, with Cadoxton train station within walking distance, providing convenient connections to Cardiff and Bridgend.

It is important to note that the property is leasehold, with 836 years remaining on the lease and a nominal ground rent of approx. £3.00 per annum. For further details regarding the tenure, the appointed conveyancer will be able to assist.

This delightful property combines comfort, convenience, and potential, making it a must-see for anyone looking to establish themselves in this thriving area.







FRONT
Front courtyard garden. Paved pathway. Laid decorative stone chippings. UPVC double glazed front door.

Living Room
12'03 x 15'08 (3.73m x 4.78m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Electric wall heater. UPVC double glazed window to the front elevation. Through opening to the kitchen / Breakfast. Fitted carpet staircase to the first floor.

Kitchen / Breakfast
7'04 x 12'03 (2.24m x 3.73m)
Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the rear elevation. UPVC double glazed door with obscured glass to the rear garden. A fitted kitchen with wall and base units. Wood laminate worktop, Integrated induction hob, oven. Stainless steel cooker hood. Space for a washing machine and fridge freezer. Through opening to living room.

FIRST FLOOR

First Floor Landing
2'11 x 6'00 (0.89m x 1.83m)
Textured ceiling with loft access, papered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising from the ground floor.

Bedroom One
12'03 x 12'10 (3.73m x 3.91m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted electric heater. UPVC double glazed window to the front elevation. Built in double wardrobes. Wood panelled door leading to the first floor landing.

Bedroom Two
6'05 x 10'09 (1.96m x 3.28m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted electric wall heater. UPVC double glazed window to the rear. Access to storage. Wood panelled door leading to the first floor landing.

Family Bathroom
5'06 x 7'06 (1.68m x 2.29m)
Textured ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Vinyl flooring. UPVC double glazed window with obscured glass to the rear. Bath with electric shower over. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading to the first floor landing.

REAR
Enclosed rear garden. Paved patio area. Paved pathway. Laid lawn. Planted established shrubbery. Feather edged fencing surrounding. UPVC double glazed door leading to the kitchen / breakfast.

COUNCIL TAX
Council tax band C

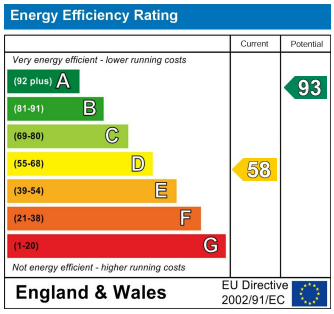
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

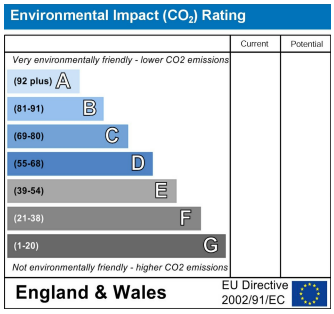
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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











nina estate agents

www.ninaestateagents.co.uk

naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial
The Property Ombudsman
APPROVED CODE