



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



4 Glamorgan Street, Barry CF62 6JN £220,000 Freehold

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

Situated in the charming 'West End' of Barry, this recently renovated mid-terraced house on Glamorgan Street offers a delightful blend of comfort and convenience. Just a short stroll from local shops and the picturesque Porthkerry Country Park, this property is perfectly situated for those who appreciate both urban amenities and natural beauty.

Upon entering, you are welcomed by a spacious hallway that leads into a generous living and dining area, ideal for both relaxation and entertaining. The modern fitted kitchen is practical and well-appointed and benefits from integrated appliances, making meal preparation a pleasure. Upstairs, you will find two inviting bedrooms, perfect for restful nights, along with a beautifully presented family bathroom that caters to all your needs.

This home is equipped with gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency. The front of the property features an enclosed fore-courted area, providing a charming entrance. At the rear, the low-maintenance garden offers a private outdoor space, complete with lane access, perfect for enjoying the fresh air or hosting gatherings.

This property is an excellent opportunity for first-time buyers, small families, looking to capitalise on a desirable location. With its blend of traditional features and modern comforts, this terraced house is ready to welcome its new owners. Don't miss the chance to make this lovely home your own.



FRONT

Fourcourted front. Tiled pathway leading to a composite front door.

Entrance Porch

2'11 x 3'02 (0.89m x 0.97m)

Smoothly plastered ceiling, wood panelled walls. Wood laminate flooring. UPVC double glazed door with obscured glass leading through to the entrance hallway. Composite front door with obscured glass insert and skylight.

Entrance Hallway

2'11 x 8'07 (0.89m x 2.62m)

Papered ceiling with coving, smoothly plastered walls. Vinyl flooring. Wall mounted double column radiator. Staircase rising to the first floor. Wood panelled door leading through to the living / dining room. UPVC double glazed door with obscured glass leading through to the entrance porch.

Living / Dining Room

12'00 x 24'06 (3.66m x 7.47m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted double column radiator. UPVC double glazed bay front window. Feature fireplace with slate hearth and electric fire. UPVC double glazed window to the rear elevation. Wood panelled door leading through to a fitted kitchen. Access to under stairs storage. Wood panelled door leading through to the entrance hallway.

Kitchen

7'08 x 8'00 (2.34m x 2.44m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Vinyl flooring. Wall mounted double column radiator. UPVC double glazed window to the side elevation. UPVC double glazed door with obscured glass leading to the rear courtyard garden. Modern fitted kitchen comprising of wall and base units. Composite worktops and upstands. Sunken Belfast sink. Integrated induction hob, Integrated oven. Integrated fridge and freezer and integrated washer dryer. Wood panelled door leading through to the living / dining room.

FIRST FLOOR

First Floor Landing

5'06 x 11'06 (1.68m x 3.51m)

Papered ceiling with loft access, smoothly plastered walls. Revealed floorboard flooring. Staircase rising from the ground floor. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

10'01 x 15'01 (3.07m x 4.60m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation with fitted bespoke shutters. Built-in wardrobes. Wood panel door leading to the first floor landing.

Bedroom Two

9'02 x 11'06 (2.79m x 3.51m)

Papered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door leading through to the first floor landing.

Family Bathroom

6'07 x 7'07 (2.01m x 2.31m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls, ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window to the

side elevation with obscured glass. Vanity wash hand basin, bath with thermostatically controlled shower overhead. Vanity toilet. Storage cupboard housing a wall mounted combination boiler.

REAR

Enclosed courtyard garden, laid decorative chippings. Steps leading to a raised paved patio area. Side access to lane. Outbuilding.

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

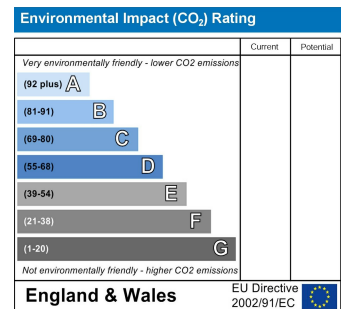
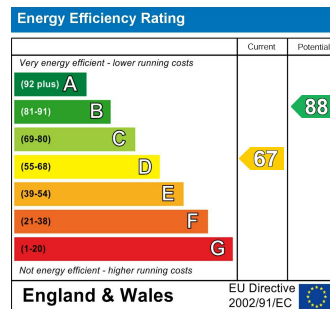
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

