



Heathcliff St. Pauls Avenue, Barry CF62 8HT

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Nestled in the charming area of St. Pauls Avenue, Barry, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The house boasts a welcoming atmosphere, perfect for creating lasting memories. The layout is designed to maximise both space and light, ensuring that each room feels airy and inviting. The end terrace position provides added privacy and a sense of tranquillity, making it an ideal retreat from the hustle and bustle of daily life.

Situated in a friendly neighbourhood, residents will benefit from the convenience of local amenities, schools, and parks, all within easy reach. Barry itself is known for its stunning coastline and vibrant community, offering a range of recreational activities and cultural experiences.

This property is not just a house; it is a place where you can truly feel at home. Whether you are looking to settle down or invest in a promising area, this end terrace house on St. Pauls Avenue is a wonderful choice. Do not miss the chance to make this charming property your own.



FRONT

Brick built walls surrounding, wrought iron gate leading with steps descending to a forecourt area. Stone chippings, paved pathways and UPVC front door into the entrance porch.

Entrance Porch

Plastered ceiling and walls, tile flooring. Opaque glass single glazed window to the front aspect. Wooden glass panel door opening to the hallway.

Hallway

7'7 x 6'9 (2.31m x 2.06m)

Plastered ceiling and walls, wood flooring, fitted carpet stairs to the first floor. Wall mounted radiator. Wooden door opening to WC cloakroom.

W.C/Cloakroom

6'6 x 3'0 (1.98m x 0.91m)

Plastered ceiling, tiled walls and vinyl flooring. Single glazed window to the front aspect. Close coupled toilet, wall mounted wash hand basin.

Living/Dining Room

27'1 x 14'1 (8.26m x 4.29m)

Papered ceiling, plastered walls, wooden flooring. UPVC double glazed window to the front and rear aspects. Wall mounted radiators. Gas fireplace with tiled surround and hearth. Wooden door opening to the kitchen.

Kitchen

11'0 x 8'2 (3.35m x 2.49m)

Plastered ceiling, plastered walls and vinyl flooring. UPVC double glazed window and door to the rear garden. Wooden door to storage pantry. Further storage cupboard under stairs. Kitchen comprises of wall units, base units, work services over, stainless steel sink with mixer taps. Space for all appliances.

FIRST FLOOR

Landing

Plastered ceiling, loft access, plastered walls, fitted carpet flooring. UPVC double glazed window to the side aspect. Wooden doors to bedrooms and family bathroom.

Bedroom One

13'5 x 11'2 (4.09m x 3.40m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double window overlooking the front aspect. Radiator.

Bedroom Two

13'6 x 11'4 (4.11m x 3.45m)

Plastered ceiling, plastered walls, carpet flooring, UPVC double glazed window overlooking the rear aspect, radiator. Cupboard enclosing a hot water tank and fitted shelving.

Bedroom Three

8'11 x 6'7 (2.72m x 2.01m)

Plastered ceiling, plastered walls, carpet flooring. UPVC double glazed window to the front aspect. Radiator.

Family Bathroom

6'2 x 6'1 (1.88m x 1.85m)

Plastered ceiling and plastered walls. Carpet flooring. UPVC opaque glass double glazed window to the rear aspect. Bath with twin taps, close coupled toilet, pedestal wash hand basin with splashback ceramic tiles. Extractor fan.

REAR GARDEN

Steps descending to a tiered garden with concrete pathways, stone chippings, laid lawn. Further paved patio area with wrought iron gate opening into the rear lane. Access to garage workshop. Further pathway with wooden gate leading back to the front aspect.

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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