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35 Castleland Street, Barry CF63 4LL
£209,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Situated in the heart of Barry on Castleland Street, this beautifully presented terraced house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests, while the separate dining room offers an elegant setting for family meals or dinner parties.

The kitchen is well-appointed and features a ground floor bathroom, adding to the practicality of the home. This thoughtful layout ensures that daily living is both comfortable and efficient.

Situated in a prime town centre location, residents will enjoy easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate the vibrancy of urban living. Additionally, the property is sold with no chain, allowing for a smooth and swift transaction.

This charming home is a wonderful opportunity for anyone looking to settle in a lively area of Barry. Don't miss the chance to make this delightful property your own.

FRONT
Forecourt area with paving slabs and a composite double-glazed obscure glass door leading into the entrance hallway.

Entrance Hallway
Accessed via a composite double-glazed obscure glass front door with skylight window. Textured ceiling, traditional coving, papered walls, laminate flooring, wooden doors to the living room and dining room, wall-mounted radiator, and stairs leading to the first floor.

Living Room
13'9 x 11'4 (4.19m x 3.45m)
Textured ceiling with coving, papered walls, laminate flooring, UPVC double-glazed bay window overlooking the front elevation, and a wall-mounted radiator.

Dining Room
12'3 x 10'9 (3.73m x 3.28m)
Papered ceiling, papered walls, laminate flooring, traditional fitted storage cupboards to the alcoves, wall-mounted radiator, UPVC double-glazed window overlooking the rear elevation, and door opening to the kitchen.

Kitchen
12'0 x 10'1 (3.66m x 3.07m)
Papered ceiling, papered walls, laminate flooring, pantry storage under the stairs, high-level wall units, base units, laminate work surfaces, integrated electric oven, inset four-ring gas hob, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, UPVC double-glazed window to the side elevation, and door to the rear lobby.

REAR LOBBY
Textured ceiling, papered walls, laminate flooring, UPVC double-glazed obscure glass door leading to the rear garden, and door opening to the ground floor bathroom.

Family Bathroom
9'5 x 5'6 (2.87m x 1.68m)
Textured ceiling, plastered walls with ceramic splashback tiles, tiled flooring, two UPVC double-glazed windows overlooking the rear garden, bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, wall-mounted towel rail heater, and close-coupled toilet.

FIRST FLOOR

Landing
12'3 x 5'3 (3.73m x 1.60m)
Textured ceiling with loft access, papered walls, fitted carpet flooring, wooden balustrade, and a split-level landing with stairs descending to the ground floor.

Bedroom One
15'5 x 10'7 (4.70m x 3.23m)
Textured ceiling, papered walls, laminate flooring, UPVC double-glazed window overlooking the front elevation, and a wall-mounted radiator.

Bedroom Two
10'8 x 9'6 (3.25m x 2.90m)
Textured ceiling, papered walls with coving, laminate flooring, UPVC double-glazed window overlooking the rear garden, and a wall-mounted radiator.

Bedroom Three
11'2 x 9'9 (3.40m x 2.97m)
Textured ceiling, papered walls, laminate flooring, storage cupboard, enclosed cupboard housing a wall-mounted combination boiler, UPVC double-glazed window to the side elevation, and a wall-mounted radiator.

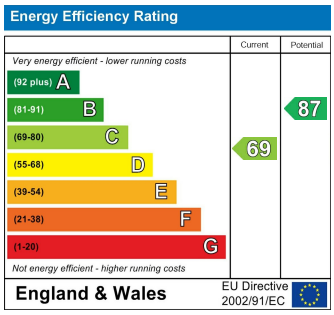
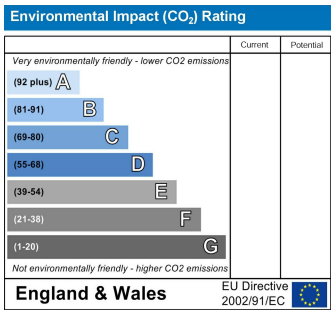
REAR GARDEN
Paved pathway leading to an enclosed, low-maintenance rear garden with stone chippings and rendered stone walls. Gate providing lane access, space for garden shed, and outside tap.

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.