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76 Broad Street, Barry CF62 7AG £265,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Situated in the charming West End of Barry, this delightful mid-terraced house on Broad Street offers a perfect blend of traditional character and modern convenience. Just a short stroll from the town centre, schools, and local amenities, this property is ideally situated for families and professionals alike.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious hallway adorned with original Victorian flooring, showcasing the home's historical charm. The ground floor features an open-plan living and dining room, perfect for entertaining or relaxing with family. At the rear, you will find a well-appointed kitchen breakfast area, ideal for casual dining. Additionally, the ground floor boasts a versatile sitting room with a w.c., providing flexibility for guests or family members.

As you ascend to the first floor, you will discover three generously sized double bedrooms, each offering ample space and natural light. Completing the first floor is a family bathroom, designed for comfort and convenience.

The property further benefits from a fully enclosed, low-maintenance rear garden, featuring a decked sun terrace that is perfect for outdoor relaxation. For those seeking additional workspace or hobbies, there is a garden home office and workshop room equipped with power and light, accessible through French doors that overlook the garden.

This spacious and well-appointed home in Barry, offering a wonderful opportunity for comfortable living in a vibrant community. Don't miss the chance to make this charming property your own.



FRONT

Fore courted front with paving. Pathway leading to traditional wooden doors opening to the entrance porch.

Entrance Porch

Papered ceiling with traditional coving; plastered walls and timber panelling; traditional wooden doors to entrance hallway.

Entrance Hallway

Textured ceiling with traditional coving; papered walls with dado rails; wood-effect laminate flooring; fitted carpeted stairs with wooden balustrade rising to first floor; wall-mounted vertical radiator; understairs storage.

Living/Dining

27'2 x 13'7 (8.28m x 4.14m)

Papered ceiling with traditional coving and picture rails; papered walls with dado rails; fitted carpet; uPVC double-glazed bay window to front and additional rear window; wall-mounted radiator; fireplace with log burner stove, slate hearth, exposed brick insert and timber mantel.

Kitchen

12'0 x 11'3 (3.66m x 3.43m)

Timber-panelled ceiling; papered walls; tiled flooring; uPVC double-glazed window and door to rear. Fitted eye-level and base units; laminate worktops; stainless-steel sink with drainer and mixer tap; plumbing for washing machine; space for electric cooker with wall-mounted extractor; space for American-style fridge-freezer; wall-mounted radiator; wooden door to further sitting room.

Sitting Room

13'3 x 11'5 (4.04m x 3.48m)

Plastered ceiling with coving; plastered walls; wood-effect laminate flooring; uPVC double-glazed window to rear; fitted storage cupboard; door to WC cloakroom.

W.C.

7'1 x 2'9 (2.16m x 0.84m)

Plastered ceiling; plastered walls with extractor fan and timber panelling; tiled flooring; uPVC obscure double-glazed window to side; close-coupled toilet; wall-mounted wash basin.

FIRST FLOOR

Landing

Textured ceiling with loft access; papered walls with dado rails; fitted carpet; wooden doors to bedrooms and family bathroom; fitted storage cupboard on the landing.

Bedroom One

16'9 x 15'2 (5.11m x 4.62m)

Textured ceiling; plastered walls; uPVC double-glazed bay window to front with distant views across the Bristol Channel and beyond; fitted wardrobes to alcoves; wall-mounted radiator.

Bedroom Two

11'8 x 11'4 (3.56m x 3.45m)

Textured ceiling; plastered walls; fitted carpet; uPVC double-glazed window to rear; wall-mounted radiator.

Bedroom Three

12'4 x 12'11 (3.76m x 3.94m)

Textured ceiling; papered walls; fitted carpet; new uPVC double-glazed window overlooking the rear; wall-mounted radiator.

Bedroom Four

8'8 x 7'3 (2.64m x 2.21m)

Textured ceiling; plastered walls; laminate flooring; uPVC double-glazed window to side; wall-mounted radiator.

Family Bathroom

8'3 x 5'3 (2.51m x 1.60m)

Plastered ceiling; plastered walls with aqua panelling; tile-effect flooring. Suite includes vanity wash basin with storage, mixer tap and splashback tiles; vertical towel rail heater; close-coupled toilet; bath with mixer tap and shower attachment; uPVC double-glazed obscure window to side.

REAR

Concrete pathway with steps rising to decked patio; stone and brick boundary walls; outside tap and lighting.

HOME OFFICE/WORKSHOP

uPVC double-glazed French doors to office; further uPVC double-glazed door to workshop. Composite cladding and wall-mounted lighting to outbuildings. Plastered walls and ceiling; full electric and power throughout.

COUNCIL TAX

Council tax band D

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.

