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17a,17b Park Avenue, Barry CF62 7RL
Chain Free £250,000 Freehold

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

No Forwarding Chain Situated on Park Avenue in Barry, this rare to the market terraced house presents a unique opportunity for those seeking a property with immense potential. Currently divided into two flats, this traditional mid-terrace property boasts stunning panoramic sea views across The Old Harbour and the Bristol Channel.

The ground floor flat features a spacious living room that offers uninterrupted views of the channel, Bedroom, and a separate dining room that leads to a functional kitchen and separate bathroom. This flat also benefits from an outdoor courtyard area and a raised deck, with convenient lane access.

On the first floor, the second flat comprises two generously sized double bedrooms and a large living room, which again showcases the breath-taking views. A balcony extends from the living room, providing an ideal spot to relax and take in the scenery. This flat also includes a separate dining room and a fitted kitchen, bathroom and with the second bedroom accessible via a staircase leading to the upper level. Additionally, there is access to a rear garden featuring a raised decked area.

The property is equipped with UPVC double glazing and gas central heating throughout. While the property is in need of updating, currently the property is only mortgageable to investors under a Buy-to-Let mortgage.

Conveniently located within walking distance to local beaches, scenic coastal walks, and the bustling High Street, which boasts a delightful selection of boutique shops and restaurants, this property is also just a stone's throw from Barry train station, providing excellent transport links to Cardiff and Bridgend. This is an exceptional opportunity to acquire a property in a sought-after location, perfect for both investors and those looking to make it their own.

FRONT

Entrance Porch
3'10 x 4'00 (1.17m x 1.22m)
Smoothly plastered ceiling, plastered walls part original panelling. Original Victorian tiled flooring. UPVC double glazed front door with obscured glass insert and skylight. Wood framed door with obscured glass insert leading through to hallway.

Entrance Hallway
3'10 x 7'00 (1.17m x 2.13m)
Smoothly plastered ceiling, textured walls. Original Victorian tiled flooring. Wood framed door with obscured glass insert leading through to entrance porch. Wood panelled fire door leading through to flat A. A further wood panelled fire door leading to flat B.

FLAT A

Hallway
3'02 x 14'10 (0.97m x 4.52m)
Smoothly plastered ceiling, smoothly plastered walls. Concrete flooring. Wall mounted radiator. Wood panel doors leading to Living room, Bedroom One, and dining room. Wood fire door leading through to entrance hallway.

Living Room
12'06 x 14'11 (3.81m x 4.55m)
Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window with far-reaching channel views and views over the old harbour. Wood panelled door leading through to the hallway.

Bedroom One
9'05 x 10'08 (2.87m x 3.25m)
Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the hallway.

Dining Room
11'02 x 14'00 (3.40m x 4.27m)
Smoothly plastered ceiling, textured walls. Tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood panelled door leading through to the bathroom. A further wooden door leading through to the kitchen. Access to under stairs storage. Wood panelled door leading through to the hallway.

Kitchen
6'00 x 8'02 (1.83m x 2.49m)
Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the side elevation. UPVC double glazed patio door leading to rear garden. Fitted kitchen comprising of wall and base units. Porcelain tiled splashback's. Stainless steel sink. Wood laminate worktops. Space for electric cooker. Space for washing machine. Space for fridge / freezer. Wood panelled door leading through to the hallway.

Bathroom
4'09 x 8'01 (1.45m x 2.46m)
Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Wood framed window with obscured glass to the rear. Porcelain tiled splashback's pedestal wash hand basin. Close coupled toilet. Shower cubicle with thermostatically controlled shower overhead. Wood panelled door leading through to Dining room.

REAR
Courtyard, with steps ascending to a raised decked area with feather edged fencing surrounding. Lane access to rear.

FLAT B (First Floor)

First floor landing
2'07 x 5'09 x 20'09 (0.79m x 1.75m x 6.32m)
Textured ceiling with coving, textured walls. Fitted carpet flooring. Wall mounted radiator. Staircase leading from entrance hallway with stairs rising to a split-level landing. Wood panelled doors leading to living room, bedroom one and dining room. Further wood panelled doors leading to bathroom and kitchen. Fitted carpet staircase rising to the second floor and bedroom two.

Living Room
14'10 x 17'01 (4.52m x 5.21m)
Textured ceiling with coving, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to front with far-reaching channel views and views over the old harbour. UPVC double glazed patio door leading out to enclose balcony with a continuation of the channel views and of the old harbour. Wood panelled door leading through to the first floor landing.

Bedroom One
10'10 x 11'02 (3.30m x 3.40m)
Papered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading through to landing.

Dining Room
7'06 x 8'09 (2.29m x 2.67m)
Textured ceiling and loft access, papered walls. Fitted carpet flooring. Wall mounted radiator. Aluminium frame window to the side. Wood panelled door leading through to landing.

Bathroom
5'03 x 8'05 (1.60m x 2.57m)
Papered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. Aluminium frame window with obscured glass to the side. Double shower cubicle with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet, Wood panelled door leading through to the first floor landing.

Kitchen
8'06 x 11'03 (2.59m x 3.43m)
Papered ceiling, papered walls. Ceramic tiled flooring. Wall mounted radiator. Porcelain tile splashback's. UPVC double glazed window and sliding patio doors leading to enclosed rear garden. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated induction hob. Integrated oven. Stainless steel cooker hood. Space for washing machine. Space for fridge freezer. Wall mounted combination boiler.

SECOND FLOOR

Bedroom Two
11'10 x 15'09 (3.61m x 4.80m)
Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front with far-reaching channel views and views over the old harbour. UPVC double glazed window to the rear. Built-in wardrobes. Wood panelled door leading to staircase to first floor.

REAR
Enclosed rear garden with decked area. Feather edged fencing surrounding. Lane access to rear. UPVC double glazed patio doors leading to kitchen.

COUNCIL TAX
Council tax bands

FLAT A (BAND C)
FLAT B (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.