



## 32 Tydfil Street, Barry CF63 3PY

### £200,000 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Nestled in the charming area of Tydfil Street, Barry, this delightful traditional terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home in a vibrant community.

As you step inside, you will be greeted by a warm and inviting atmosphere, with ample natural light flowing through the living spaces. The layout is thoughtfully designed to maximise space, providing a welcoming environment for both relaxation and entertaining. The kitchen is functional and well-equipped, making it a joy to prepare meals and enjoy family gatherings.

Located in Barry town centre, this home is within easy reach of local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate the convenience of urban living while still enjoying the charm of a close-knit community. The nearby transport links provide easy access to Cardiff and beyond, making commuting a breeze.

In summary, this terraced house on Tydfil Street is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the essentials at their fingertips. Don't miss the chance to make this lovely property your new home.



## FRONT

Fourcourted front with paving. Brick built walls surrounding. UPVC double glazed front door opening to the entrance hallway.

## Storm Porch

Storm porch opening with plastered walls, plastered ceiling and dado rails. Ceramic tile flooring. Wooden door opening to the entrance hallway.

## Entrance Hallway

Papered ceiling with traditional coving and corbels. Papered walls with dado rails. Wood effect flooring. Fitted carpet staircase rising to the first floor. Wooden glass panel door opening to main living and dining area.

## Dining Room

13'10 x 13'0 (4.22m x 3.96m)

Plastered ceiling with coving, papered walls and dado rails. UPVC double glazed window overlooking the rear garden. Feature fireplace with tiled surround and tiled inserts. Wooden mantle. Space for large dining furniture, wooden glass panel door opening to the living room.

## Living Room

12'6 x 12'11 (3.81m x 3.94m)

Papered ceiling with traditional coving, papered walls with dado rails. UPVC double glazed bay window overlooking the front aspect. Radiator. Feature fireplace with marble hearth and inserts with wooden mantel.

## Kitchen

11'11 x 8'4 (3.63m x 2.54m)

steps descending to kitchen. Papered ceiling with coving, plastered walls, ceramic tile flooring, feature exposed brick wall. UPVC double window and door to the rear elevation. Kitchen comprises of base units, tiled work surfaces. Space for range master cooker with extractor fan above. Plumbing for washing machine and space for undercounter fridge and freezer. Under stairs pantry storage.

## FIRST FLOOR

### Landing

Papered ceiling and walls. Loft access. Wooden balustrade. Doors to bedrooms and family bathroom.

### Bedroom One

16'8 x 11'4 (5.08m x 3.45m)

Textured ceiling with coving, plastered walls with dado rails and feature wallpapered walls. Solid hardwood flooring. UPVC double glazed windows overlooking the front. Radiator.

### Bedroom Two

14'0 x 9'2 (4.27m x 2.79m)

Papered ceiling with coving, papered walls. UPVC double glazed window overlooking the rear. Fitted storage. One housing a wall mounted combination boiler and airing cupboard. Fitted carpet flooring. Radiator.

### Family Bathroom

12'1 x 8'7 (3.68m x 2.62m)

Textured ceiling with loft access. Plastered walls. Nonslip vinyl flooring. Ceramic tiles surrounding. UPVC double glazed obscured glass windows. Radiator. Vertical towel rail heater. Toilet. Pedestal wash hand basin with twin taps. Bath with Victorian style mixer tap and shower attachment. Separate shower cubicle. Glass shower screen and electric shower over.

## REAR GARDEN

Level and fully enclosed with brick built walls and timber fencing. Wooden gate opening to the rear lane access and paved patio areas. Space for garden shed.



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## 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			
England & Wales		EU Directive 2002/91/EC	

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