



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 42 Glamorgan Street, Barry CF62 6JN £235,000 Leasehold

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

Situated in the desirable West End of Barry, this charming mid-terraced house on Glamorgan Street offers a delightful blend of traditional character and modern convenience. The property is ideally located, just a stone's throw from local shops, schools, and the picturesque Porthkerry Country Park, which provides easy access to stunning beaches via well-maintained paths.

Upon entering, you are welcomed by a bright entrance porch that leads into a spacious hallway. The heart of the home is the generous living and dining room, perfect for both relaxation and entertaining benefiting from a log burning stove to the living area. The modern fitted kitchen / breakfast, complete with integrated appliances, features a UPVC door that opens onto the rear garden, seamlessly connecting indoor and outdoor living.

The first floor boasts two well-proportioned bedrooms, ideal for a small family or as guest rooms. A beautifully presented family bathroom completes this level, offering a tranquil space for unwinding after a long day.

The property also benefits from a charming walled fore-courted area at the front, while the rear garden is enclosed for privacy and features a low-maintenance Astro turfed lawn, along with an outdoor storage shed for added convenience. With gas central heating provided by a combination boiler and UPVC double glazing throughout, this home is both comfortable and energy-efficient.

This property is an excellent opportunity for first-time buyers seeking a home in a popular and vibrant location. Early viewing is highly recommended to fully appreciate all that this lovely house has to offer.

Agents note. Leasehold property with approx. 980 years remaining and an annual ground rent of approx. £3.60 per year.



## FRONT

Fourcourted front. Tiled pathway leading to a composite front door.

## Entrance Porch

2'10 x 3'06 (0.86m x 1.07m)

Smoothly plaster ceiling, papered walls part panelled. Original tiled flooring. Composite front door with obscured glass insert and skylight. Wood framed door with glazing leading through to the entrance hallway.

## Entrance Hallway

3'01 x 10'06 (0.94m x 3.20m)

Smoothly plastered ceiling with original coving, papered walls with dado rail. Karndeian flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed glazed door leading through to the living / dining room.

## Dining Room

11'05 x 11'08 (3.48m x 3.56m)

Papered ceiling, papered walls with dado rail. Karndeian flooring. Wall mounted radiator. Access to understairs storage. Wood framed door with glazed insert leading through to kitchen / breakfast. Through opening to living room.

## Living Room

11'03 x 12'05 (3.43m x 3.78m)

Papered ceiling with original coving, papered walls with dado Rail. Karndeian flooring. Wall mounted radiator. UPVC double glazed bay window to the front. Feature fireplace with ceramic tiled hearth and log burning stove. Through opening to dining room.

## Kitchen / Breakfast

9'06 x 15'00 (2.90m x 4.57m)

Smoothly plastered ceiling, smoothly plastered walls. Karndeian flooring. UPVC double glazed windows to the rear. UPVC double glazed door leading to the rear garden. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Breakfast bar. Porcelain tiled splashback's. Composite 1 1/2 bowl sink. Integrated induction hob. Integrated oven. Stainless steel cooker hood. Space for washing machine. Space for fridge / freezer. Wood framed glazed door leading through to the living / dining room.

## FIRST FLOOR

### First Floor Landing

5'06 x 11'08 (1.68m x 3.56m)

Smoothly plastered ceiling with loft access, papered walls with dado rail. Fitted carpet flooring. Split level landing fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

### Bedroom One

9'11 x 14'11 (3.02m x 4.55m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading to the first floor landing.

### Bedroom Two

9'00 x 11'08 (2.74m x 3.56m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Built-in wardrobes. Wood panelled door leading to the first floor landing.

### Family Bathroom

6'09 x 8'01 (2.06m x 2.46m)

Smoothly plaster ceiling with coving, smoothly plastered walls. Porcelain tiled splashbacks. Karndeian flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Vanity wash hand basin, bath with thermostatically controlled shower overhead. Close coupled toilet. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear garden with feather edged fencing surrounding. Laid Astro turfed lawn. Storage shed. Rear lane access. UPVC door leading to the kitchen breakfast.

## 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

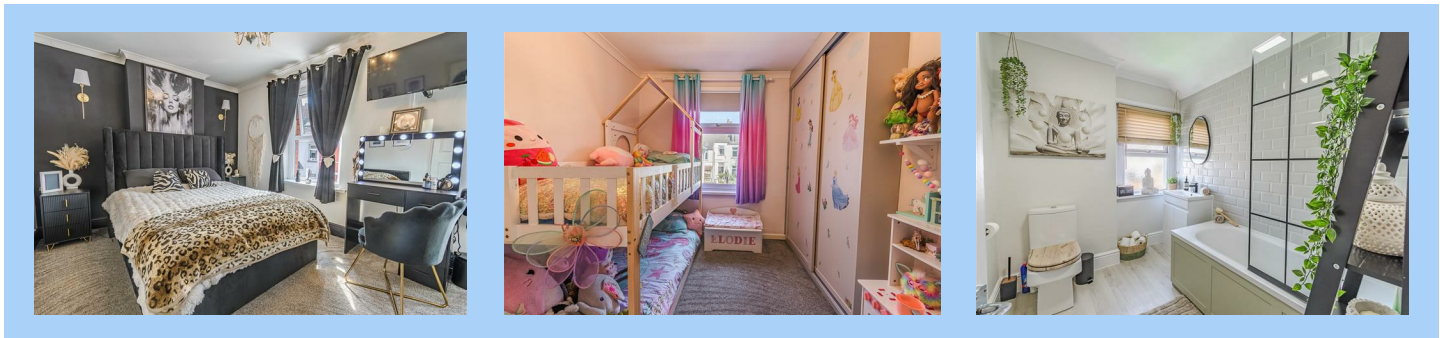
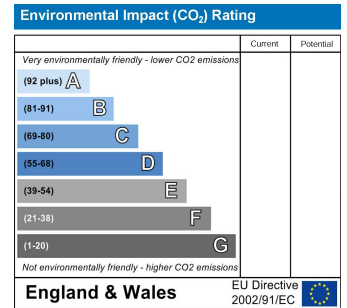
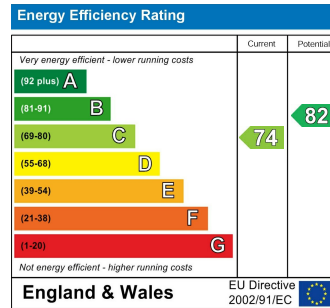
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## PROCEEDS OF CRIME ACT 2002

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 leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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