



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



## 122 Phyllis Street, Barry CF62 5UU £179,950 Freehold

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

Situated on the charming Phyllis Street in Barry, this delightful terraced house. It was built in 1910, this home boasts a characterful exterior that reflects its historical roots while offering modern living conveniences.

Spanning an impressive 861 square feet, the property features a spacious living room that serves as the heart of the home, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable accommodation, making it an ideal choice for tenants or future homeowners alike. The bathroom is conveniently located, ensuring practicality for everyday living.

Situated in the sought-after Barry Island location, residents can enjoy the vibrant local community and the stunning coastal scenery that this area is renowned for. With its proximity to local amenities, parks, and the beach, this property is perfectly positioned for those who appreciate both convenience and leisure.



## FRONT

Flush fronted to pavement. Traditional wooden door opening to living room.

## LIVING ROOM

22'3 x 15'0 (6.78m x 4.57m)

Plastered ceiling with coving, plastered walls, laminate flooring, a UPVC double-glazed front window, and a wall-mounted radiator. Fitted carpet stairs rise to the first floor; there is an understairs storage cupboard.

## KITCHEN/DINING

14'1 x 10'3 (4.29m x 3.12m)

Plastered ceiling, plastered walls, and vinyl flooring. Kitchen has UPVC double-glazed window and patio door to the rear garden; fitted with eye-level wall units and base units, wall-mounted combination boiler, electric oven, gas hob, extractor fan, plumbing for washing machine, space for a fridge-freezer, and space for dining.

## FIRST FLOOR

### LANDING

Textured ceiling (loft access), coving, plastered walls, fitted carpet, and wooden doors to bedrooms and family bathroom.

### BEDROOM ONE

15'0 x 11'1 (4.57m x 3.38m)

Textured ceiling with coving, plastered and papered walls, fitted carpet, UPVC double-glazed front-facing windows, wall-mounted radiator.

### BEDROOM TWO

11'3 x 9'7 (3.43m x 2.92m)

Plastered ceiling and walls, laminate flooring, UPVC double-glazed rear-facing window, wall-mounted radiator, and cupboard storage.

### FAMILY BATHROOM

9'1 x 7'7 (2.77m x 2.31m)

Plastered ceiling, a mix of tiled and plastered walls, vinyl flooring, UPVC double-glazed obscure glass side window, vertical towel rail heater. Close-coupled toilet, pedestal wash basin with twin taps, bath with mixer-operated shower over and twin taps.

## REAR GARDEN

Raised decked patio with steps down to a level lawn garden. Enclosed by brick and stone walls with feather-edge fencing; established shrubbery. Rear gate provides lane access.

## COUNCIL TAX

Council tax band B

## 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

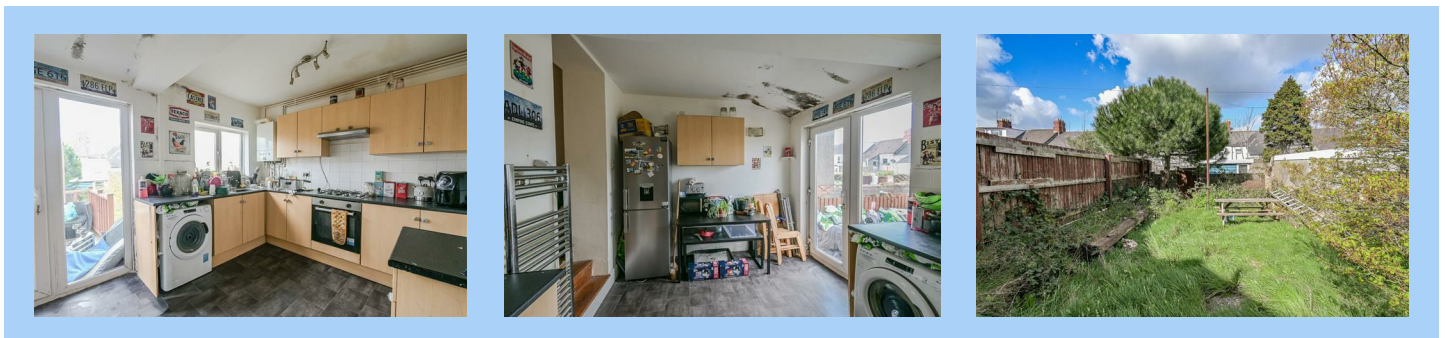
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	



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