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## 43 Tydfil Street,, Barry CF63 3PY £210,000 Freehold

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

Nestled in the charming area of Tydfil Street, Barry, this delightful traditional terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property features a welcoming entrance hallway that leads into a spacious living and dining room, perfect for both relaxation and entertaining.

The generously sized kitchen / breakfast is a highlight, providing ample space for culinary pursuits and family gatherings. On the first floor, you will find three well-proportioned double bedrooms, offering plenty of room for small families, couples, or individuals. The family bathroom is conveniently located, ensuring ease of access for all.

Outside, the property boasts an enclosed rear garden, ideal for enjoying the fresh air or hosting summer barbecues. To the front, a forecourt with a paved area adds to the property's appeal, providing a pleasant entrance and additional outdoor space.

This terraced house in Tydfil Street is not just a home; it is a gateway to a vibrant community, making it an ideal choice for those looking to settle in Barry. With its blend of traditional charm and modern convenience, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.



## FRONT

Fourcourted front. Tiled pathway leading to UPVC double glazed front door.

## Entrance Hallway

3'00 x 10'06 (0.91m x 3.20m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Vinyl tiled flooring. Wall mounted radiator. Wood panelled door leading to the living / dining room. Fitted carpet staircase leading to the first floor. Wood framed obscured glass door leading through to the entrance porch.

## Living

11'07 x 13'02 (3.53m x 4.01m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay front window to the front elevation. Through opening to dining room.

## Dining Room

11'10 x 12'2 (3.61m x 3.71m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Through opening to living room. Wood panelled door leading through to the kitchen / breakfast. A further panel door leading through to the entrance hallway.

## Kitchen / Breakfast

9'11 x 15'05 (3.02m x 4.70m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. UPVC door with obscured glass insert leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Composite sink. Space for range cooker. Stainless steel cooker hood. Space for washing machine, space for dishwasher, space for fridge freezer. Wall mounted combination boiler. Spacious area for dining furniture.

## FIRST FLOOR

### First Floor Landing

5'04 x 12'00 (1.63m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

### Bedroom One

10'11 x 15'00 (3.33m x 4.57m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Original feature fireplace. UPVC double glazed windows to the front elevation. Fitted wardrobes to remain. Wood panelled door leading through to the first floor landing.

### Bedroom Two

9'03 x 12'00 (2.82m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

### Bedroom Three

8'09 x 9'11 (2.67m x 3.02m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

### Family Bathroom

6'03 x 6'09 (1.91m x 2.06m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Porcelain tiled splashbacks. Wood laminate flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to side elevation. Pedestal wash hand basin, close coupled toilet, bath with shower overhead. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear garden with lane access. Laid Astro turf. Outdoor storage shed. Side area for further storage. Ample room for garden furniture.

## 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.

