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## 176 Phyllis Street, Barry CF62 5UU £257,500 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Perfectly positioned on Phyllis Street in the picturesque Barry Island, this charming semi-detached house presents an exceptional opportunity for those seeking a delightful home with stunning views. The property boasts two reception rooms, two well-proportioned bedrooms, and a family bathroom, making it ideal for families or couples alike.

Upon entering, you are welcomed by an inviting entrance porch that offers captivating views over the old Harbour. The entrance hallway leads you into a spacious living room, complete with French doors that open onto the front garden and terrace. This room is further enhanced by a cosy log-burning stove, perfect for those chilly evenings, and provides lovely views of the rear garden.

Adjacent to the living room, the kitchen is fitted with integrated appliances and flows seamlessly into the dining room, which also enjoys views of the front garden and the enchanting old harbour. This layout is perfect for entertaining guests or enjoying family meals.

The first floor features two double bedrooms, with the master bedroom benefiting from full-length built-in wardrobes and breathtaking elevated views of the old harbour and the Bristol Channel. The family bathroom on this level is conveniently located for easy access.

Outside, the property offers an enclosed rear garden, beautifully landscaped with established shrubbery and laid to lawn, providing a tranquil space for relaxation. Additionally, there is access to a garage and a block-paved driveway at the front, which also features an enclosed garden with a raised decked terrace, perfect for enjoying the stunning views.

With its prime location within walking distance of Barry Island train station, local shops, and schools, this property is not only a beautiful home but also a practical choice for modern living. Don't miss the chance to make this delightful residence your own.





## FRONT

Enclosed front garden, planted established shrubbery surrounding. Laid to lawn. Laid decorative sandstone chippings. Side access to drive, garage and rear garden. Composite front door leading to the entrance porch.

## Entrance Porch

3'08 x 5'11 (1.12m x 1.80m)

UPVC double glazed windows to front and side elevations with views across the old harbour. Composite front door with obscured glass insert. UPVC double glazed door with obscured glass leading through to the entrance hallway.

## Entrance Hallway

7'01 x 9'04 (2.16m x 2.84m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Through opening to kitchen. Wood framed door with obscured glass insert leading through to the front living room. Fitted carpet staircase rising to the first floor.

## Living Room

10'11 x 19'00 (3.33m x 5.79m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out to front garden and raised terrace with views over the old harbour. UPVC double glazed window to the rear overlooking garden. Log burning stove with feature fire place. Wood framed door with obscured glass insert leading through to the entrance hallway.

## Kitchen

6'08 x 9'03 (2.03m x 2.82m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Ceramic tiled flooring. Tile splashback's. UPVC double glazed window to the rear overlooking garden. A fitted kitchen, comprising of base units, wood laminate worktops. Stainless steel sink. Integrated four ring gas hob. Integrated electric oven, stainless steel with glass shroud cooker hood. Space for fridge/freezer. Through opening to dining area, through opening to the entrance hallway.

## Dining Room

8'02 x 10'07 (2.49m x 3.23m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Ceramic tile flooring. Wall mounted radiator. UPVC double glazed window to front overlooking front garden and with views of the old harbour. UPVC double glazed window to the rear. UPVC double glazed patio door with obscured glass leading to the rear garden and garage. Wall and base units with wood laminate worktop.

## FIRST FLOOR

### First Floor Landing

3'09 x 7'01 (1.14m x 2.16m)

Smoothly plastered ceiling with coving and loft accessed with a pulldown fixed ladder. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from ground floor. Solid oak doors leading to bedrooms one and two. A further solid oak door leading to the family bathroom.

### Bedroom One

9'04 x 18'08 (2.84m x 5.69m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with views of the old harbour and Barry Island. Solid oak door leading to the first floor landing. Built-in wardrobes with sliding glazed doors.

### Bedroom Two

9'04 x 11'02 (2.84m x 3.40m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear with views of the garden and distant views of the docks. Solid oak door leading through to the first floor landing.

### Bathroom

5'02 x 7'00 (1.57m x 2.13m)

Smoothly plastered ceiling with inset lights. Ceramic tiled walls and flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Bath and electric shower overhead. Vanity wash hand basin. Close coupled toilet. Solid oak door leading through to the first floor landing.

## REAR

Enclosed rear garden, planted established shrubbery. Laid to lawn. Paved pathway. Access to garage. Side access to front of property and driveway. UPVC double glazed door leading to the kitchen / dining.

## GARAGE

8'00 x 14'11 (2.44m x 4.55m)

Up and over garage door leading from a block paved driveway. Power and Lighting. Space for washing machine, space for tumble dryer.

## 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



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