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## 6 David Street, Barry CF63 1NA £160,000 Freehold

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

Nestled in the charming area of David Street, Barry, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in.

The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is ideally situated in a vibrant community, with local amenities, schools, and parks just a short distance away. Barry itself is known for its stunning coastline and rich history, making it a desirable location for families and professionals alike.

Whether you are a first-time buyer or looking to downsize, this terraced house on David Street offers a wonderful blend of comfort and convenience. Do not miss the chance to make this charming property your new home.



## FRONT

Flush fronted to the pavement. UPVC double glazed door opening to the entrance hallway.

## Hallway

14'0 x 3'2 (4.27m x 0.97m)

Plastered ceiling, papered walls with dado rails. Tiled flooring. UPVC double glazed obscured glass front door. Wall mounted radiator. Wooden doors opening to living room and dining room.

## Living Room

11'2 x 10'3 (3.40m x 3.12m)

Plastered ceiling, plastered and papered walls, high gloss laminate flooring. UPVC double glazed window to the front aspect. Radiator. Meter cupboards.

## Dining Room

11'11 x 10'8 (3.63m x 3.25m)

Plastered ceiling, plastered walls, papered feature chimney breast. High gloss laminate flooring. UPVC double glazed window overlooking the rear garden. Wall mounted radiator. Storage cupboard. Fitted carpet stairs rising to the first floor. Wooden door opening to kitchen.

## Kitchen

9'11 x 8'1 (3.02m x 2.46m)

Plastered ceiling, plastered walls, ceramic splashback tiles, continuation of high gloss laminate flooring. UPVC double glazed window overlooking the side aspect. Kitchen comprises of eyelevel units, base units, work surfaces over stainless steel 1 1/2 sink with mixer tap. Space for fridge freezer, plumbing for washing machine. Integrated electric oven. Integrated gas hob, extractor fan wall mounted above with stainless steel splashback. Wall mounted combination boiler. Wooden door to inner hallway.

## Inner Hallway

5'9 x 2'9 (1.75m x 0.84m)

Plastered ceiling and plastered walls. Vinyl herringbone style flooring. UPVC double glazed glass door opening to the rear garden. Storage cupboard. Sliding wooden door to family bathroom.

## Family Bathroom

7'8 x 7'0 (2.34m x 2.13m)

Plastered ceiling, plastered walls with tile effect Aqua panelling. Herringbone style vinyl flooring. UPVC double glazed obscured glass window to the side aspect. Bathroom comprises of bath with mixer tap and electric shower over. Shower rail with curtain. Wall mounted radiator. Toilet. Vanity wash hand basin with storage under. Radiator.

## FIRST FLOOR

### Landing

Plastered ceiling, loft access, plastered walls and fitted carpet flooring. Wooden doors to bedrooms.

### Bedroom One

15'2 x 10'3 (4.62m x 3.12m)

Plastered ceiling, papered walls, UPVC double glazed windows overlooking the front aspect. Radiator.

### Bedroom Two

12'1 x 10'9 (3.68m x 3.28m)

Plastered ceiling, plastered walls, feature wallpapered chimney breast. Fitted carpet flooring. UPVC double glazed window overlooking the rear garden. Storage cupboard. Radiator.

## REAR GARDEN

A level rear garden with paved patio areas, artificial grass and raised flower beds. Stone walls with timber fencing surrounding.

## 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.

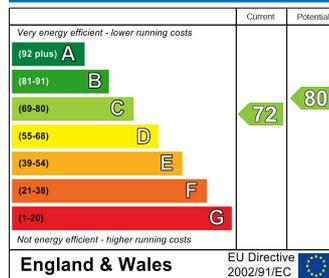
## PROCEEDS OF CRIME ACT 2002

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



### Environmental Impact (CO<sub>2</sub>) Rating

