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37 Dunraven Street, Barry CF62 6PF
£190,000 Freehold

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

Situated in the heart of the sought-after West End of Barry, this charming mid-terraced house on Dunraven Street offers a delightful blend of traditional features and modern comforts. The property is conveniently located just off Victoria Road and Salisbury Road, making it an ideal choice for families and professionals alike. With Park Crescent, Romilly Infant and Junior School, and excellent public transport links all within walking distance, this home is perfectly positioned for everyday living.

Upon entering, you are welcomed by a spacious hallway that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, while a downstairs cloakroom and separate shower room add to the practicality of the layout. The first floor boasts two generous double bedrooms and a cosy single bedroom, providing ample space for family or guests.

The outdoor space featuring a level rear garden complete with a patio area, ideal for al fresco dining or enjoying a sunny afternoon. An outbuilding offers additional storage, and rear lane access enhances convenience. To the front, the property presents a flush façade that opens directly onto the pavement, with on-street parking available.

With gas central heating and UPVC double glazing throughout, this home ensures comfort and energy efficiency. Close to Porthceri Country Park and the beautiful beaches, this property is not just a house; it is a wonderful opportunity to embrace a vibrant lifestyle in one of Barry's most desirable locations.

FRONT
Flush front to pavement, UPVC double glazed door leading to the entrance porch

Entrance Porch
2'10 x 3'00 (0.86m x 0.91m)
Papered ceiling, porcelain tiled walls and wood laminate flooring. UPVC double glazed front door with obscure glass insert and skylight. Wood-framed glazed obscure glass door leading through to the entrance hallway.

Entrance Hallway
2'07 x 10'00 (0.79m x 3.05m)
Papered ceiling, papered walls. Fitted carpet flooring. Wall-mounted radiator. Fitted carpet staircase rising to the first floor. Wood-panelled doors leading to the living room and dining room, with a wood-framed glazed door leading through to the entrance porch.

Living Rooom
10'00 x 10'03 (3.05m x 3.12m)
Papered ceiling, papered walls with picture rail. Fitted carpet flooring. Wall-mounted radiator. UPVC double glazed window to the front. Wood-panelled door leading through to the entrance hallway.

Dining Room
10'10 x 11'02 (3.30m x 3.40m)
Papered ceiling, papered walls with part wood panelling. Fitted carpet flooring. Wall-mounted radiator. Original feature fireplace with tiled hearth and surround. UPVC double glazed window to the rear. Sliding wooden glazed door leading through to the kitchen and wood-panelled door leading through to the entrance hallway.

Kitchen
8'00 x 10'05 (2.44m x 3.18m)
Papered ceiling, papered walls with part smooth plaster finish. Vinyl flooring. UPVC double glazed windows to the side. Fitted kitchen comprising of wall and base units, wood laminate worktop, stainless steel sink, space for washing machine, space for gas cooker and space for fridge freezer. Wall-mounted boiler. Access to downstairs storage. Wood-panelled door leading through to the inner lobby and wood-framed glazed sliding door leading through to the dining room.

Inner Lobby
2'10 x 7'07 (0.86m x 2.31m)
Wood-panelled ceiling, papered walls. Vinyl flooring. Wall-mounted radiator. UPVC double glazed door with obscure glass insert leading to the rear garden. Wood-framed doors leading to the WC and separate shower room. Wood-panelled door leading through to the kitchen.

W.C Cloakroom
2'05 x 5'05 (0.74m x 1.65m)
Wood-panelled ceiling with inset lights, papered walls and vinyl flooring. UPVC double glazed obscure glass window to the rear. Close-coupled toilet and wood-panelled door leading into the inner lobby.

Shower Room
4'06 x 5'02 (1.37m x 1.57m)
Wood-panelled ceiling with inset lights, porcelain tiled walls. Vinyl flooring. UPVC double glazed obscure glass window to the rear. Vanity wash hand basin and shower cubicle with thermostatically controlled shower overhead. Wood-panelled door leading through to the inner lobby.

FIRST FLOOR

First Floor Landing
4'09 x 11'02 (1.45m x 3.40m)
Papered ceiling with loft access and fixed drop-down ladder. Papered walls. Fitted carpet flooring. Split-level landing with fitted carpet. Wood-panelled doors leading to bedrooms one, two and three. Fitted carpet staircase rising from the ground floor.

Bedroom One
10'00 x 13'08 (3.05m x 4.17m)
Papered ceiling, papered walls. fitted carpet flooring. Wall-mounted radiator. UPVC double glazed window to the front. Wood-framed glazed door leading through to the first floor landing.

Bedroom Two
8'06 x 11'01 (2.59m x 3.38m)
Textured ceiling, papered walls. fitted carpet flooring. Wall-mounted radiator. UPVC double glazed window to the rear. Access to built-in storage and wood-panelled door leading to the landing.

Bedroom Three
8'01 x 8'05 (2.46m x 2.57m)
Textured ceiling, textured walls. Exposed floorboard flooring. Wall-mounted radiator. UPVC double glazed window to the rear. Wood-panelled door leading to the first floor landing. Access to airing cupboard housing the water tank.

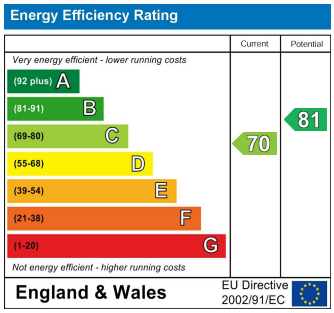
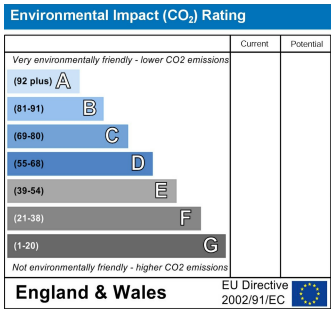
REAR
Enclosed rear garden with paved patio area, paved pathway, rear lane access and access to outbuilding. UPVC double glazed door leading into the inner lobby.

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.