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10 Digby Street, Barry CF63 4NP £169,950 Freehold

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

Welcome to this charming two-bedroom property located on Digby Street in the heart of Barry. Built in 1900, this home beautifully combines period features with modern living, making it an ideal choice for those seeking comfort and style.

As you enter, you are greeted by a spacious living room that flows seamlessly into the dining area, creating an inviting space perfect for entertaining family and friends. The generous layout, spanning 1,001 square feet, ensures that you have ample room to relax and enjoy your surroundings.

The property boasts two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The modern bathroom is designed with contemporary fixtures, offering both functionality and elegance.

Situated in a prime location, this home is just a stone's throw away from Barry Town Centre, where you will find a variety of shops, cafes, and local amenities. The vibrant community and excellent transport links make this property an attractive option for both first-time buyers and those looking to downsize.

In summary, this delightful two-bedroom home on Digby Street presents a wonderful opportunity to enjoy modern living in a historic setting. With its spacious interiors and convenient location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.



FRONT

Forecourt with concrete flooring and stone chippings. Tiled pathway leading to composite double-glazed front door opening to entrance hallway.

ENTRANCE HALLWAY

Smooth plastered ceiling and walls; fitted carpet flooring. Wall-mounted radiator; stairs rising to first floor. Doors to living room and kitchen. Composite double-glazed front door with wooden glass panel.

LIVING/DINING ROOM

23'6 x 11'1 (7.16m x 3.38m)

Plastered ceiling and walls; fitted carpet flooring. UPVC double-glazed bay window to front; further uPVC double-glazed window to rear aspect. Wall-mounted radiators.

KITCHEN

10'9 x 9'8 (3.28m x 2.95m)

Plastered ceiling and walls; wood-effect flooring. UPVC double-glazed window to side elevation. Shaker-style units: eye-level wall and base units; laminate work surfaces. Integrated electric oven and hob; extractor fan wall-mounted above. Space for fridge-freezer; plumbing for washing machine. Stainless steel sink with drainer and mixer tap. Steps descending to utility area.

UTILITY ROOM

10'2 x 5'8 (3.10m x 1.73m)

Plastered ceiling and walls; ceramic wood-effect flooring. UPVC double-glazed obscure window to rear; additional new uPVC double-glazed door to rear. Wall-mounted radiator. Work surface with ceramic tiling to rear wall.

FIRST FLOOR

LANDING

Plastered ceiling and walls; fitted carpet flooring. Loft access; wooden doors to bedrooms and family bathroom. Split-level landing.

MASTER BEDROOM

14'1 x 10'6 (4.29m x 3.20m)

Plastered ceiling and walls; fitted carpet flooring. UPVC double-glazed window to front elevation. Wall-mounted radiator.

BEDROOM TWO

10'6 x 8'8 (3.20m x 2.64m)

Plastered ceiling and walls; fitted carpet flooring. UPVC double-glazed window to rear elevation. Wall-mounted radiator.

FAMILY BATHROOM

12'1 x 9'3 (3.68m x 2.82m)

Plastered ceiling and walls; wood-effect flooring. New UPVC double-glazed obscure glass window to rear elevation. Cupboard housing wall-mounted combination boiler. Close-coupled toilet; pedestal wash basin with mixer tap and ceramic splashback. P-shaped bath with glass shower screen; mains-operated shower over; metro tile splashbacks. Wall-mounted radiator.

REAR GARDEN

Fully enclosed by stone and brick-built walls. Paved patio area. Access to the lane.

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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		85	EU Directive 2002/91/EC		

