



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



71 Dobbins Road, Barry CF63 2NP £99,950 Freehold

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

A traditional two bedroom end terrace home in need of some updating and sold with no onward chain. The property is ideally situated just off Coldbrook Road to the East of Barry giving close access to the Barry Docks link road leading to Cardiff/M4. Palmerston Primary school, local shops and bus links are in easy walking distance. Accommodation briefly comprises, entrance porch, hallway, living room, dining room, fitted kitchen and lean-to giving further storage. To the first floor two double bedrooms and a family bathroom. To the front, a gated forecourt garden. To the rear, a paved enclosed garden with mature shrubs. The property benefits from UPVC double glazing and gas central heating via back boiler.



FRONT

Gated front forecourt. UPVC double glazed opaque glass front door with skylight opening into porch.

Entrance Porch

5'10" max x 3'4" max (1.78m max x 1.02m max)

Papered ceiling. Original coving. Boarded walls. Fitted carpet. Glazed inner door opening to hallway.

Hallway

Papered ceiling. Original coving. Boarded walls. Fitted carpet. Stairs rising to the first floor with newel posts and spindles. Open under-stairs storage.

Living Room

13'10" max x 12'6" max (4.22m max x 3.81m max)

Papered ceiling. Original coving. Papered walls. Fitted carpet. UPVC double glazed bay window to the front. Two radiators.

Dining Room

15'8" max x 10'3" max (4.78m max x 3.12m max)

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the lean-to. Gas fire with back boiler. Door opening into kitchen.

Kitchen

9'1" max x 8'4" max (2.77m max x 2.54m max)

Tongue and groove ceiling. Ceramic tiled walls. Laminate flooring. UPVC double glazed window to the lean-to. UPVC double glazed opaque glass door opening to the rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Space for gas cooker and tall fridge freezer. Stainless steel sink. Radiator. Access into lean to.

Lean-To

8'10" max x 6'1" max (2.69m max x 1.85m max)

Polycarbonate roof. Boarded walls. Fitted carpet. Wooden glazed door opening to rear garden. Space for washing machine.

FIRST FLOOR

Landing

Papered ceiling. Papered walls. Fitted carpet. Doors to two bedrooms and bathroom.

Bedroom 1

14'3" max x 10'10" max (4.34m max x 3.30m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

Bedroom 2

10'9" max x 7'9" max (3.28m max x 2.36m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

Bathroom

9'11" max x 7'0" max (3.02m max x 2.13m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed opaque glass window to the rear. Radiator. Close coupled cistern w.c. Vanity unit wash-hand basin. Bath with electric shower over. Airing cupboard. Radiator.

REAR

Enclosed rear garden. Patio area. Flower beds and shrubs. Trees.

COUNCIL TAX

Council tax band C

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.

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.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

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.

