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3 Neale Street, Barry CF62 8ES Offers In The Region Of £140,000

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

A well presented, mid linked dwelling, placed off Barry Road and Pardoe Crescent within a small through road. Ideally placed close to all amenities and within walking distance to schools and public transport. The property briefly comprises, entrance hallway, living room with stairs rising to first floor, modern fitted kitchen/diner. To the first floor:- two double bedrooms and a family bathroom. To the front, enclosed by hedging, laid to lawn. To the rear, an enclosed garden with a patio area and laid to lawn. Gate leading to rear access. Brick built storage sheds. Benefiting from gas central heating and UPVC double glazing throughout.



FRONT

Shrubs surrounding. Paved walk way, laid to lawn leading to concrete steps. UPVC double glazed door.

Living Room

16 x 11'10 (4.88m x 3.61m)

Plastered ceiling with coving. Plastered walls, fitted carpet. Double glazed UPVC window overlooking the front. Radiator. Fitted carpet with stairs leading to 1st floor. Wooden door into kitchen/dining area.

Kitchen/Dining Area

10'1 x 16'3 (3.07m x 4.95m)

Textured ceiling, plastered walls, lino flooring, fully fitted kitchen comprising of eye level units and base units with work surfaces over, splash-back tiles, Integrated gas hob, electric oven, space for washing machine, double glazed UPVC window overlooking the rear, obscure glass UPVC door, radiator, under stairs storage, housed Worcester combination boiler.

First Floor

Textured ceiling, plastered walls, carpet flooring, wooden doors to further bedrooms, family bathroom.

Bedroom 1

10'8 x 10'7 (3.25m x 3.23m)

Textured ceiling, plastered walls, carpet flooring, radiator, double glazed UPVC window overlooking the front. Built in storage

Bedroom 2

10'6 x 8'11 (3.20m x 2.72m)

Textured ceiling, plastered walls, carpet flooring, built in storage, radiator and double glazed UPVC window overlooking the rear.

Family Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Textured ceiling, plastered walls, splash back tiles, cysteine toilet, pedestal wash hand basin and bath with electric shower overhead, obscure glass UPVC window to the rear. Radiator. Vinyl flooring.

REAR

Concrete walkway leading to laid to lawn, fencing surrounding with a outhouse for storage.

COUNCIL TAX

Council tax band

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.

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.

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.

