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26 Bassett Street, Barry CF63 4PU £134,950 Freehold

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

VIRTUAL VIEWING IS AVAILABLE UPON REQUEST....FOUR BEDROOMS.....A well presented, mid-terrace, home sold with no onward chain and located a few minutes walk from Holton Road with Town centre shops, schools and public transport. Briefly comprising, entrance porch, living/dining room, utility room, fitted kitchen/breakfast room and via rear lobby a family bathroom and separate w.c. To the first floor four bedrooms (two of which are double). To the front, flush to the pavement. To the rear a low maintenance patio garden with lane access. The property benefits from UPVC double glazing and gas central heating. An ideal first time buy or for an investor looking to achieve a rental income of approximately £675 p.c.m



FRONT

Flush fronted to the pavement. Enter property via UPVC double glazed opaque glass front door. Skylight.

Entrance Porch

3'9" max x 3'2" max (1.14m max x 0.97m max)

Textured ceiling. Papered walls. Fitted carpet. Storage cupboard. Glazed inner door into living/dining room.

Living/Dining Room

23'4" max x 15'3" max (7.11m max x 4.65m max)

Papered ceiling. Coving. Smoothly plastered walls. Wood effect laminated floor. UPVC double glazed window to the front. Stairs rising to the first floor. Under-stairs storage cupboard. Two radiators. Glazed inner doors opening to kitchen and utility.

Utility Room

10'6" max x 4'11" max (3.20m max x 1.50m max)

Smoothly plastered ceiling and walls. Vinyl flooring. UPVC double glazed window to rear. Space for washing machine and tumble dryer. Radiator.

Kitchen/Breakfast Room

11'11" max x 10'4" max (3.63m max x 3.15m max)

Tongue and groove ceiling and walls. Vinyl flooring. UPVC double glazed window overlooking utility room. Fitted kitchen comprising of wall units and base units with work surfaces over. Breakfast bar. Two bowl stainless steel sink with taps over. Integrated electric oven with a four burner gas hob. Extractor hood over. Space for fridge and freezer. Radiator. Room for table and chairs. Access to rear lobby.

Rear Lobby

12'0" max x 3'1" max (3.66m max x 0.94m max)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass door opening to rear. Bi-fold door opening to cloakroom and door into bathroom.

Family Bathroom

7'11" max x 5'7" max (2.41m max x 1.70m max)

Textured ceiling. Floor to ceiling ceramic tiles. Vinyl flooring. UPVC double glazed opaque glass window overlooking garden. Bath with shower over. Close coupled system w.c. Pedestal wash hand basin. Radiator. Cupboard housing wall mounted combination boiler.

W.C

4'0" x 2'6" (1.22m x 0.76m)

Tongue and groove ceiling and walls. Vinyl flooring. UPVC double glazed opaque glass window to side. Close coupled w.c. Cloakroom wash-hand basin.

Landing

Textured ceiling. Attic hatch with drop down ladder. Smoothly plastered walls. Fitted carpet. Doors to four bedrooms.

Bedroom 1

13'2" max x 9'10" max (4.01m max x 3.00m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed fire escape window overlooking rear garden. Radiator.

Bedroom 2

11'4" max x 9'8" max (3.45m max x 2.95m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window overlooking rear. Radiator.

Bedroom 3

10'7" max x 8'0" max (3.23m max x 2.44m max)

Textured ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window overlooking front. Radiator.

Bedroom 4

7'3" max x 6'10" max (2.21m max x 2.08m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window overlooking front. Radiator.

REAR

Patio area, low maintenance garden with gated lane access. Brick built shed.

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.

