



13 Windsor Road, Barry CF62 7AW £260,000 Freehold

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

Viewing is highly recommended on this six bedroom end of terrace property ideally positioned in the sought after 'West End' of Barry and within walking distance of Barry train station, High

Street shops, parks and beaches. Accommodation briefly comprising; a Victorian entrance porch giving access to the property, hallway with original monochrome tiled floors, living room, dining room, kitchen/breakfast, cloakroom/w.c. and lean-to providing further storage. To the first floor, four bedrooms, with an en-suite to the third bedroom and a family bathroom. To

the second floor, two further bedrooms. To the front, an elevated courtyard garden. To the rear, an enclosed garden, steps ascending to a level patio area and gated lane access.

Benefiting from gas central heating and original features throughout.



FRONT

Steps ascending to raised patio garden. Glazed door giving access to Victorian porch.

Entrance Porch

11'0" max x 7'2" max (3.35m max x 2.18m max)

Glazed ceilings. Plastered walls. Original black and white tiled flooring. Storage to side of property. Original glazed inner door opening to hallway.

Hallway

Papered ceiling. Original coving. Smoothly plastered walls. Continuation of original black and white tiled flooring. Original newel posts and spindles. Under-stairs storage cupboard. Stairs rising to the first floor. Radiator. Doors opening to cloakroom, dining room and living room.

Living Room

30'9" max x 16'3" max (9.37m max x 4.95m max)

Textured ceiling. Original coving. Picture rails. Smoothly plastered walls. Sanded and varnished floorboards. UPVC double glazed bay window to the front. Wooden stained glass doors opening to lean-to at the side of the property. Two radiators. Original slate fire surround.

Cloakroom/w.c.

7'4" max x 6'2" max (2.24m max x 1.88m max)

Smoothly plastered ceiling. Smoothly plastered walls. Floorboards. Two wooden opaque glass windows to the side. Cistern w.c. Vanity unit wash-hand basin. Radiator.

Dining Room

15'7" max x 10'11" max (4.75m max x 3.33m max)

Papered ceiling. Plate rack. Smoothly plastered walls. Vinyl flooring. Wooden window opening to lean-to. Step up into kitchen.

Kitchen

14'5" max x 14'5" max (4.39m max x 4.39m max)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of vinyl flooring. Wooden window to the rear. Wooden door opening to lean-to. Fitted kitchen comprising of eye level and base units with work surfaces over. Built in eye level electric oven. Built in microwave. Five burner gas hob. Space for tall fridge freezer. Integrated dishwasher. Space for washing machine. Two bowl china sink. Breakfast bar. Pantry. Radiator.

Lean-To

19'11" max x 5'4" max (6.07m max x 1.63m max)

Plastic roof. Rendered walls. Concrete floor. Wooden door opening to garden.

FIRST FLOOR

Landing

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Painted floorboards. UPVC double glazed window to the side. Radiator. Doors to bedrooms one, two, three, six, bathroom and w.c.

Bedroom 1

17'1" max x 16'2" max (5.21m max x 4.93m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Painted floorboards. UPVC double glazed bay window to the front. Radiator.

Bedroom 6/Dressing Room

10'5" max x 6'4" max (3.18m max x 1.93m max)

Smoothly plastered ceiling. Papered walls. Painted floorboards. UPVC double glazed window to the front.

Bedroom 2

13'9" max x 10'11" max (4.19m max x 3.33m max)

Textured ceiling. Coving. Smoothly plastered walls. Painted floorboards. UPVC double glazed window to the rear. Radiator.

Bedroom 3

10'10" max x 9'9" max (3.30m max x 2.97m max)

Papered ceiling. Coving. Smoothly plastered walls. Painted floorboards. Wooden window to the side. Radiator. Built in storage cupboards. Door opening to en-suite bathroom.

En-Suite Bathroom

12'6" max x 4'11" max (3.81m max x 1.50m max)

Textured ceiling. Coving. Tongue and groove walls. Ceramic tiled walls. Painted floorboards. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with electric shower over. Towel rail radiator.

Family Bathroom

7'4" max x 6'5" max (2.24m max x 1.96m max)

Papered ceiling. Papered walls. Painted floorboards. UPVC double glazed opaque glass window to the rear. Bath with electric shower over. Pedestal wash-hand basin. Storage cupboard. Radiator.

W.C.

3'10" max x 3'1" max (1.17m max x 0.94m max)

Papered ceiling. Papered walls. Painted floor boards. UPVC double glazed opaque glass window to the rear. W.C.

SECOND FLOOR

Landing

Smoothly plastered vaulted ceiling. Smoothly plastered walls. Painted floorboards. Velux window to the rear. Storage cupboard.

Bedroom 4

12'1" max x 11'3" max (3.68m max x 3.43m max)

Papered vaulted ceilings. Smoothly plastered walls. Painted floorboards. UPVC double glazed window to the side. Radiator. Door giving access to the front of attic space.

Bedroom 5

12'4" max x 7'10" max (3.76m max x 2.39m max)

Papered vaulted ceiling. Papered walls. Floorboards. UPVC double glazed window to the rear.

REAR

Enclosed rear garden with lane access. Courtyard area. Steps ascending to patio area.

COUNCIL TAX

Council tax band E

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.



www.ninaestateagents.co.uk



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350