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6 Dudley Place, Barry CF62 7HZ £184,950 Freehold

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

A mid-link, three double bedroom home situated in a sought after location off Trinity Street to the West End of Barry. Romilly Schools, Park Crescent shops, public transport and other amenities are all in easy walking distance. Briefly comprising, entrance porch, dining room with French doors opening to rear garden, living room, fitted kitchen and utility/cloakroom. To the first floor, three double bedrooms (master with en-suite shower room) and a family bathroom. To the front, off road parking for two vehicles and rear access via shared passageway. To the rear, a tiered garden with patio, laid lawn leading to a further decked sitting area and out houses, providing ample storage. The property benefits from UPVC double glazing and gas central heating via combination boiler.



FRONT

Driveway providing parking for two vehicles. Hedges. Pathway with handrail. Raised area with shrubs. External passageway leading to rear of property (shared access). Steps ascending to UPVC double glazed opaque glass front door.

Entrance Porch

8'4" max x 4'5" max (2.54m max x 1.35m max)

Smoothly plastered ceiling. UPVC double glazed windows. Ceramic tiled flooring. UPVC double glazed opaque glass door and windows opening to dining room.

Dining Room

19'5" max x 12'6" max (5.92m max x 3.81m max)

Smoothly plastered ceiling. Papered walls. Laminate flooring. UPVC double glazed French doors opening to garden. Two radiators. Stairs rising to the first floor. Storage cupboard. Access to living room.

Living Room

19'6" max x 13'4" max (5.94m max x 4.06m max)

Smoothly plastered ceiling. Papered walls. Laminate flooring. UPVC double glazed window to the front. Two radiators. Space for log burning stove. Cupboard concealing a combination boiler. Access into kitchen.

Kitchen

15'6" max x 5'11" max (4.72m max x 1.80m max)

Smoothly plastered ceiling. Ceramic tiled walls and flooring. UPVC double glazed opaque glass door opening to rear garden. UPVC door opening to side passage. Fitted kitchen comprising of eye level and base units with drawers and work surface over. Integrated electric oven. Halogen hob with extractor over. Integrated dish washer. Space for tall fridge freezer. Stainless steel sink. UPVC double glazed window to the garden. Door opening into utility/cloakroom.

Utility/Cloakroom

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

Smoothly plastered ceiling. Ceramic tiled walls and flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Space for washing machine and tumble dryer. Radiator.

FIRST FLOOR

Landing

Textured ceiling. Attic hatch with drop down ladder giving access to loft space with Velux windows to the front and rear. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Doors to three bedrooms and bathroom.

Bedroom 1

14'11" max x 11'0" max (4.55m max x 3.35m max)

Smoothly plastered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Mirrored sliding wardrobe doors. Door into en-suite.

En-Suite

10'11" max x 4'3" max (3.33m max x 1.30m max)

Smoothly plastered ceiling. Tiled walls. Cork flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Bidet. Shower enclosure with electric shower.

Bedroom 2

12'10" max x 8'11" max (3.91m max x 2.72m max)

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

Bedroom 3

12'3" max x 10'1" max (3.73m max x 3.07m max)

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

Bathroom

7'0" max x 7'0" max (2.13m max x 2.13m max)

Smoothly plastered ceiling. Tiled walls. Cork flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with electric shower over. Radiator.

REAR

Patio area. Pathway leading to laid lawn. Outside shed. Greenhouse. Decked patio area.

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.

