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## 36 Vale Street, Barry CF62 6JQ £124,995 Freehold

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

Viewing is highly recommended on this mid-terrace home ideally positioned in the sought after 'West End' of Barry. Park Crescent shops, schools, public transport, parks and beaches are all in walking distance. Briefly comprising, entrance hallway, through dining and living room, and a modern high gloss fitted kitchen. To the first floor, two double bedrooms and a spacious family bathroom. To the front, flush to the pavement. To the rear, a courtyard garden with lane access. Benefiting from UPVC double glazing and gas central heating via combination boiler. Early viewing essential - an ideal first time buy in a popular location.



## FRONT

Flush fronted to the pavement. Enter via UPVC double glazed door.

## Entrance Hallway

Textured ceiling. Papered walls. Original coving. Laminate flooring. Stairs rising to the first floor. Glazed inner door opening into dining room.

## Living Room

11'04" max x 10'08" max (3.45m max x 3.25m max )

Textured ceiling. Coving. Ceiling rose. Smoothly plastered walls. Continuation of wood effect laminate flooring. UPVC double glazed windows to the front. Radiator. Built in alcove cupboard. Opening into dining room.

## Dining Room

12'11" max x 11'09" max (3.94m max x 3.58m max )

Smoothly plastered ceilings. Coving. Smoothly plastered walls. Continuation of wood effect laminate flooring. Radiator. UPVC double glazed window to the rear. Glazed inner door into kitchen. Open access into living room.

## Kitchen

13'03" max x 8'3" max (4.04m max x 2.51m max )

Smoothly plastered ceilings. Tiled to splash-back areas. Smoothly plastered walls. Tiled flooring. UPVC double glazed window to the rear. UPVC double glazed opaque glass door opening to rear garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Space for fridge freezer. Space for washing machine and slimline dishwasher. Space for freestanding oven. Under-stairs storage cupboard.

## FIRST FLOOR

### Landing

Textured ceiling. Papered walls. Attic hatch. Fitted carpet to stairs and landing. Doors to bathroom and bedrooms.

### Bedroom 1

14'09" max x 10'03" max (4.50m max x 3.12m max )

Textured ceiling. Papered walls. Laminate flooring. Two UPVC double glazed windows to the front. Radiator.

### Bedroom 2

13'03" max x 9'02" max (4.04m max x 2.79m max )

Textured ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the rear. Radiator.

### Bathroom

8'08" max x 7'11" max (2.64m max x 2.41m max )

Textured ceiling. Coving. Tiled walls and flooring. UPVC double glazed opaque glass window to the rear. Radiator. Bath with shower over. Wash-hand basin. Close coupled cistern w.c. Cupboard housing combination boiler.

## REAR

Enclosed low maintenance garden with gated lane access.

## 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.

