



42 Merthyr Street, Barry CF63 4LB

£875

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

Two-bedroom mid-terraced traditional home located in a convenient area with close proximity to shops, schools, public transport, and within walking distance to Barry train station. The ground floor comprises an entrance hallway, living room dining room and a kitchen. On the first floor, there are two bedrooms and a bathroom. The front of the property is flush fronted to the pavement, while the rear features a low-maintenance enclosed elevated garden with lane access and paved patio areas.

EPC - D, Council Tax Band - B

Minimum affordability £26,250 PA, Holding fee £201.00, Deposit £1009.00

- 1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



FRONT

Flush fronted to the pavement.

Entrance hallway

Smoothly plastered ceiling, papered walls, fitted carpet, stairs rising with door leading into living room

Living Room

11.2 ft. x 10.0ft (3.35m.0.61m ft. x 3.05m.0.00mft)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet, UPVC double glazing window overlooking the front of the property, radiator and built in alcove cupboards.

Dining Room

12.3 x 12.1 (3.66m.0.91m x 3.66m.0.30m)

Smoothly plastered ceiling with coving, papered walls, fitted carpet, radiator, UPVC double glazing window overlooking the rear of the property, and under stairs storage cupboard.

Kitchen

10.1 ft. x 7.10 (3.05m.0.30m ft. x 2.13m.3.05m)

Textured ceiling, smoothly plastered walls, laminate flooring, UPVC double glazed window overlooking the rear of the property with UPVC double glazed opaque door to the side, wall and base units with integrated electric oven, electric hob, space for under counter fridge freezer and washing machine, 2 bowl stainless steel sink wall mounted combi boiler and radiator.

Master bedroom

13.9ft x 7.7 (3.96m.2.74mft x 2.13m.2.13m)

Textured ceiling and papered walls, fitted carpet and UPVC double glazed window overlooking the front of the property, radiator.

Bedroom 2

10.10 x 6.11 (3.05m.3.05m x 1.83m.3.35m)

Smoothly plastered ceiling, attic hatch with papered walls, fitted carpet, UPVC double glazed window overlooking the front of the property, radiator.

Family Bathroom

9.5 x 8.3 (2.74m.1.52m x 2.44m.0.91m)

Textured ceiling with papered walls, laminated flooring and UPVC double glazed opaque window to the rear, close coupled cistern toilet, pedestal wash hand basin and bath with overhead electric shower, storage cupboard, and radiator.

Rear

Steps rising to a patio area with gated access to rear lane.

Disclaimer

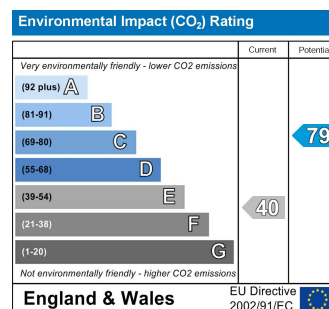
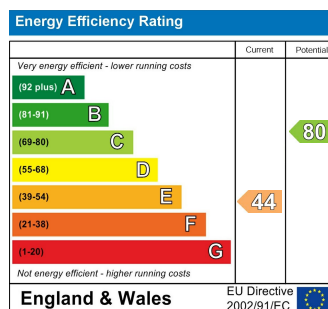
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.

Tenure

We have been advised that the property is freehold.



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