1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



37 Jewel Street, Barry CF63 3NQ
£220,000 Freehold

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

A well-presented mid-terraced property featuring double bay windows and offering spacious living areas. It is conveniently located within walking distance of shops, schools, and public transport options.

The layout of the property includes an entrance porch, entrance hallway with elegant original tiled flooring that leads to a spacious living / dining room providing ample space for relaxation and entertaining. A spacious kitchen that is designed for convenience, beyond the kitchen is a convenient utility room.

On the first floor, there are two double bedrooms, which offer comfortable accommodation for families or guests. Additionally, there is a well presented family bathroom that serves these bedrooms.

At the front of the property, there is a walled forecourt area that enhances curb appeal. The rear features an enclosed garden with a patio area, ideal for outdoor activities and relaxation. An outbuilding and rear lane access.

The property benefits from UPVC double-glazed windows throughout, ensuring energy efficiency and noise reduction. It also has gas central heating, providing warmth during colder months.

Viewing is highly recommended to appreciate this attractive home fully.







FRONT
Fourcourted front. Paved pathway leading to a UPVC double glazed front door.

Entrance Porch
2'06 x 2'09 (0.76m x 0.84m)
Papered ceiling with coving, smoothly plastered walls and original tiled flooring. UPVC double-glazed front door with obscure glass insert and skylight. Wood-framed louvred doors lead through to the entrance hallway.

Entrance Hallway
3'02 x 11'07 (0.97m x 3.53m)
Papered ceiling with original coving, smoothly plastered walls, original tiled flooring and wall-mounted radiator. Revealed wood staircase rising to the first floor. Wood-framed bi-fold doors lead through to the entrance porch, and a wood-framed glazed door leads through to the living/dining room.

Living / Dining Room
9'10 x 25'02 (3.00m x 7.67m)
Smoothly plastered ceiling with coving, smoothly plastered walls and fitted carpet flooring. Wall-mounted radiator and UPVC double-glazed bay window to the front. UPVC double-glazed window to the rear. Wood-framed glazed door leading through to the entrance hallway. Feature log-burning stove with slate hearth. Wood-framed glazed doors lead through to the kitchen.

Kitchen
9'00 x 14'03 (2.74m x 4.34m)
Smoothly plastered ceiling with inset lighting, smoothly plastered walls and LVT flooring. Wall-mounted radiator and UPVC double-glazed window to the side elevation. Fitted kitchen comprising of base units, solid oak worktop and Belfast sink. Space for range cooker and integrated dishwasher. Wall-mounted combination boiler. Through opening to the utility, with wood-framed glazed doors via one step leading to the living/dining room.

Utility Room
4'11 x 8'07 (1.50m x 2.62m)
Smoothly plastered ceiling, smoothly plastered walls and LVT flooring. Wall-mounted radiator, UPVC double-glazed window to the rear and UPVC double-glazed door with obscure glass leading to the rear garden. Base unit with wood laminate worktop, space for washing machine, space for tumble dryer and space for American-style fridge freezer. Through opening to the kitchen.

FIRST FLOOR

First Floor Landing
5'01 x 14'04 (1.55m x 4.37m)
Papered ceiling with coving and loft access, smoothly plastered walls, revealed wood flooring, and staircase rising from the ground floor. Wood-framed doors leading to bedroom one, bedroom two and the family bathroom. There is also access to storage cupboard.

Bedroom One
12'11 x 13'07 (3.94m x 4.14m)
Smoothly plastered ceiling, smoothly plastered walls, revealed wood flooring and wall-mounted radiator. UPVC double-glazed bay window and single window to the front. Wood-framed door leading through to the first floor landing.

Bedroom Two
9'02 x 11'08 (2.79m x 3.56m)
Papered ceiling with coving and loft access, smoothly plastered walls, revealed wood flooring and wall-mounted radiator. UPVC double-glazed window to the rear enjoying far-reaching channel views. Wood-framed door leading through to the first floor landing.

Family Bathroom
7'09 x 8'01 (2.36m x 2.46m)
Smoothly plastered ceiling and smoothly plastered walls with part porcelain tiling. Vinyl flooring and wall-mounted towel rail. UPVC double-glazed window with obscure glass to the rear. Fitted with a P-shaped bath with thermostatically controlled shower overhead, pedestal wash hand basin and close-coupled toilet. Wood-framed door leading through to the first floor landing.

REAR
Enclosed rear courtyard garden. Paved patio area. Steps ascending to a side area perfect for storage and with a UPVC double glazed door leading into a utility room. Gate leading to the rear lane. Outbuilding.

COUNCIL TAX
Council tax band C

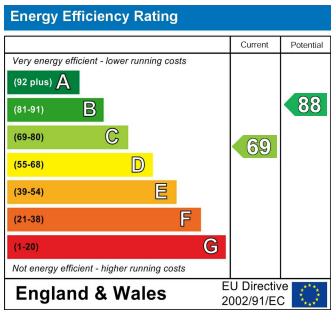
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully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

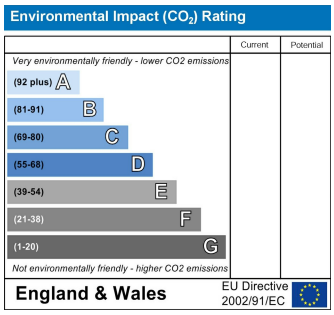
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd 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. You are advised to check these details with your solicitor as part of the conveyancing process.











nina estate agents

www.ninaestateagents.co.uk

naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman (Residential Scheme) code of practice is approved by the Trading Standards Institute