



## 11 Castle Road, Barry CF62 3EU £155,000 Leasehold

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

Nestled on Castle Road in the charming village of Rhoose, Barry, this delightful maisonette presents an excellent opportunity for those seeking a comfortable and convenient home. With two generously sized double bedrooms, this property is perfect for couples, small families, or individuals looking for extra space.

Upon entering the property a entrance porch with UPVC door leading to rear garden, staircase rising to the first floor landing. The spacious living / dining room offers a welcoming atmosphere, ideal for relaxation or entertaining guests. The fitted kitchen is practical and functional, providing all the necessary amenities for your culinary adventures. The bathroom is well-appointed, ensuring comfort and convenience for daily routines.

One of the standout features of this maisonette is its private rear garden, a lovely outdoor space where you can enjoy fresh air and sunshine, perfect for gardening enthusiasts or simply unwinding after a long day with laid to lawn and planted established shrubbery.

To the front a further enclosed garden with paved pathway, laid to lawn and planted established shrubbery.

Situated within walking distance to local amenities, this property boasts excellent transport links, making it easy to explore the beautiful Barry Island and the surrounding Vale. The absence of a chain means a smoother transition for potential buyers.

Agents Notes: Remaining lease of 103yrs Approx. Ground rent of £10.00 Per Annum, Buildings Insurance of £124.40 per annum and Management fee of £15.00 per annum.



## FRONT

Enclosed front garden. Feather edged fencing surrounding and gate. Laid to lawn. Planted established shrubbery. Paved Pathway leading to front door. Gate leading to rear garden.

## Entrance Porch

6'05 x 12'00 (1.96m x 3.66m)

Plastered ceiling, plastered walls. Vinyl flooring. UPVC double glazed windows to front and side elevation. Wood framed door with obscured glass insert. UPVC double glazed door leading to the rear garden. Fitted carpet staircase rising to 1st floor landing.

## Landing

4'00 x 6'00 (1.22m x 1.83m)

Papered ceiling with inset lights, papered walls. Fitted carpet flooring. Wood framed doors leading to living room, bedroom one and bathroom. A further wood framed door leading to entrance porch via staircase. Access to storage.

## Living Room

14'00 x 17'00 (4.27m x 5.18m)

Papered ceiling with inset lights, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to front elevation with partial channel views. Wood framed doors leading to kitchen, bedroom two and landing. Access to Airing cupboard.

## Kitchen

8'05 x 11'04 (2.57m x 3.45m)

Plastered ceiling with inset lights, plastered walls- part porcelain tiled. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC patio door leading out to Veranda. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Wall mounted cooker hood. Space for washing machine, space for cooker, space for fridge / freezer. Wood panelled door leading through to the living / dining room.

## Bedroom One

10'07 x 12'02 (3.23m x 3.71m)

Plastered ceiling, plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Access to further storage. Wood panelled door leading through to the landing.

## Bedroom Two

8'07 x 12'02 (2.62m x 3.71m)

Plastered ceiling, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with partial channel views. Access to storage. Wood framed door leading through to the living / dining room.

## Bathroom

5'10 x 7'04 (1.78m x 2.24m)

Plastered ceiling with inset lights, plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Porcelain tiled splashbacks. Pedestal wash hand basin. Shower cubicle with electric shower overhead. Close coupled toilet. Wood framed door leading through to the landing.

## REAR

Rear enclosed garden. Laid to lawn. Planted established shrubbery. Feather edged fencing surrounding. Paved pathway leading to UPVC double glazed patio door leading to entrance porch. Side access to front.

## COUNCIL TAX

Council tax band B

## 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

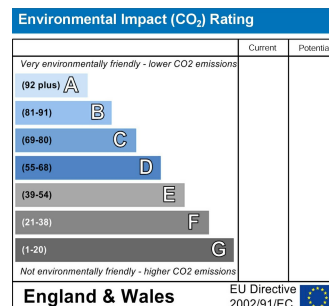
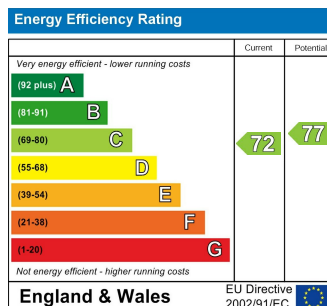
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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 Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

