



12 Canon Street, Barry CF62 7RH

£285,000 Freehold

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

Nestled in the sought-after West End of Barry, this charming terraced house on Canon Street offers a delightful blend of traditional features and modern comforts. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hallway with original Victorian tiled flooring that leads to a spacious living room, ideal for relaxation and entertaining. The adjoining kitchen /dining area provides a lovely setting for family meals, while the kitchen is functional and well-equipped, catering to all your culinary needs.

The first floor boasts three double bedrooms, each offering a peaceful retreat and the master bedrooms also benefits from large built in wardrobes, along with a beautiful family bathroom with double shower and separate bath that serves the household with ease.

A loft / hobby area providing ample room for home working or storage options.

Outside, the enclosed rear garden presents a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. The garden also benefits from two outbuildings that have power supply and also an outside W.C Cloakroom. The location of this property is particularly advantageous, with easy access to nearby parks, beautiful beaches, and local schools, making it an ideal choice for families and those who appreciate community living.

The property benefits from UPVC double glazed windows, and gas central heating via a combination boiler.

This property is a wonderful opportunity to acquire a home in a desirable area of Barry, combining convenience, comfort, and character. Don't miss the chance to make this lovely house your new home.



FRONT

Forecourt front. Paved steps ascending to a composite front door leading to the entrance porch and hallway.

Entrance Porch

3'03 x 23'07 (0.99m x 7.19m)

Original coving to ceiling, plastered walls. Tiled flooring. Composite front door with obscured glass insert and skylight. Wood framed door with glass insert leading through to the entrance hallway.

Entrance Hallway

3'04 x 21'06 (1.02m x 6.55m)

Papered ceiling with original coving, smoothly plastered walls. Original Victorian tiled flooring. Wall mounted radiator. Wood panelled door with glass insert leading to entrance porch and living room. Through opening to kitchen / diner. Fitted carpet staircase rising to the first floor. Bespoke under stairs storage units.

Living Room

13'02 x 27'11 (4.01m x 8.51m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed bay front window to the front. UPVC double glazed window to rear. Feature gas fire (Gas supply not connected) Wooden surround and tiled hearth. Wood framed door with glass insert leading through to the entrance hallway.

Kitchen / Dining

11'00 x 22'06 (3.35m x 6.86m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side and rear elevations. Fitted kitchen comprising of base units. Wood laminate worktops. Space for range cooker. Stainless steel cooker hood. Space for washing machine, space for dishwasher. Stainless steel sink. Space for fridge / freezer. Accessed to under stairs storage. UPVC double glazed patio door leading out to the rear garden.

FIRST FLOOR

First Floor Landing

6'00 x 23'06 (1.83m x 7.16m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. A split level landing with fitted carpet flooring. Wood panel doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Wooden door leading to secondary staircase access to attic space.

Bedroom One

11'05 x 15'03 (3.48m x 4.65m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Access to built-in wardrobes. Understairs storage. Wood panelled door leading through to the first floor landing.

Bedroom Two

10'09 x 12'08 (3.28m x 3.86m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. double glazed window to the rear. Wood panelled door leading through to the first floor landing.

Bedroom Three

11'07 x 13'08 (3.53m x 4.17m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevation. Wood panelled door leading through to the first floor landing.

Family Bathroom

8'03 x 9'00 (2.51m x 2.74m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin and toilet. Bath. Wood panel door leading through to the first floor landing.

Loft / Hobby Area

16'09 x 17'00 (5.11m x 5.18m)

Smoothly plastered ceiling with Velux window, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase descending to the first floor landing.

REAR

Enclosed rear garden, paved pathway and step leading to a paved patio area providing ample room for garden furniture. Planted established shrubbery surrounding. Two outbuildings both provided with power, and rear lane access. The garden also benefits from a W.C Cloakroom.

COUNCIL TAX

Council tax band D

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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