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4 Station Street, Barry CF63 4LY
Offers In The Region Of £250,000

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

Situated on the charming Station Street in Barry, this delightful terraced house offers a perfect blend of character and modern living. With period features thoughtfully preserved throughout, this property exudes a warm and inviting atmosphere that is sure to appeal to families and professionals alike.

Boasting four generously sized bedrooms, the home provides ample space for relaxation and privacy. The master bedroom is particularly impressive, featuring an en-suite bathroom and a dressing room, creating a serene retreat for the homeowner. It is important to note that the shower in the en-suite is currently out of use due to an active leak, and the property is being sold as seen.

The two reception rooms are ideal for entertaining guests or enjoying quiet evenings with family. Each room is filled with natural light, enhancing the overall sense of space and comfort. The spacious kitchen, complete with a utility room, offers a practical area for cooking and laundry, making daily tasks more manageable.

This property is a wonderful opportunity for those seeking a home with character in a vibrant community. With its proximity to local amenities and transport links, it is perfectly positioned for convenient living. Whether you are looking to make this house your family home or an investment opportunity, it promises to be a charming choice.

FRONT
Forecourted front with brick built walls surrounding. Mature shrubbery. Steps rising to a UPVC double glazed front door opening.

ENTRANCE PORCH
Textured ceiling, traditional coving, plastered walls with original wall tiles, tiled flooring, and a traditional wooden door leading into the main hallway.

HALLWAY
15'4 x 4'1 (4.67m x 1.24m)
Textured ceiling with traditional coving and corbels, plastered walls with dado rails and feature wallpaper, traditional tiled flooring, carpeted stairs with original balustrade ascending to the first floor, wall-mounted radiator, and access opening to the living and dining rooms.

DINING ROOM
12'4 x 11'1 (3.76m x 3.38m)
Textured ceiling, plastered walls with a feature wallpapered wall, fitted alcove shelving, understairs storage cupboard, uPVC double-glazed window to the rear elevation, wall-mounted radiator, and a traditional wooden door opening into the kitchen.

LIVING ROOM
15'1 x 11'7 (4.60m x 3.53m)
Plastered ceiling, plastered walls, fitted carpet flooring, uPVC double-glazed bay window overlooking the front aspect, traditional fireplace with marble surround, tiled hearth, and tiled inserts, fitted alcove shelving, and a traditional wooden door opening to the dining room.

KITCHEN
15'2 x 11'2 (4.62m x 3.40m)
Textured ceiling, plastered walls, traditional fireplace with marble surround and slate hearth, slate flooring throughout, uPVC double-glazed window to the side aspect. Fitted with eye-level wall units and base units with butcher-block wooden worktops, integrated Belfast sink with Victorian-style mixer tap, space for a Rangemaster cooker, central island with fitted storage and overhead pendant lighting, wall-mounted radiator, and a doorway leading into the utility room.

UTILITY ROOM
11'3 x 10'2 (3.43m x 3.10m)
Textured ceiling, plastered walls with ceramic splashback tiles, continuation of slate flooring, uPVC double-glazed window, and a uPVC double-glazed obscure glass door leading to the rear garden. Fitted with an eye-level unit housing the wall-mounted combination boiler, base units with butcher-block worktops, Belfast sink with traditional Victorian-style mixer tap, plumbing for a washing machine, space for a fridge-freezer, and a wall-mounted radiator.

FIRST FLOOR

LANDING
27'2 x 5'9 (8.28m x 1.75m)
Split-level landing, plastered and textured ceilings, plastered walls with dado rails and feature wallpaper, fitted carpeted stairs, wooden traditional doors leading to bedrooms and family bathroom, and a wall-mounted radiator.

BEDROOM ONE
15'9 x 10'1 (4.80m x 3.07m)
Plastered ceiling with traditional coving, plastered walls with a feature wallpapered wall, fitted carpet flooring, uPVC double-glazed bay window to the front elevation, traditional cast iron freestanding radiator, and a wooden door leading to the en-suite and dressing room.

EN-SUITE
6'2 x 5'2 (1.88m x 1.57m)
Sold as seen; temporarily out of use due to an active shower leak.
Walk-in shower cubicle with glass screens and mains-operated shower with handheld attachment, plastered ceiling with inset extractor fan and traditional coving, plastered walls with ceramic tile splashbacks, wood-effect flooring, close-coupled toilet, bespoke vanity unit with ceramic basin, mixer tap, and storage beneath. A traditional glass door leads to the walk-in wardrobe.

DRESSING ROOM
6'3 x 4'6 (1.91m x 1.37m)
Plastered ceiling with inset traditional coving, plastered walls, fitted shelving, hanging space, and a radiator.

BEDROOM TWO
11'7 x 9'9 (3.53m x 2.97m)
Textured ceiling, plastered walls, surrounding fitted shelving units, fitted carpet flooring, uPVC double-glazed window overlooking the rear elevation, and a wall-mounted radiator.

BEDROOM THREE
10'8 x 10'0 (3.25m x 3.05m)
Panelled ceiling, plastered walls with a feature wallpapered wall, fitted carpet flooring, uPVC double-glazed window overlooking the rear elevation, and a wall-mounted radiator.

BEDROOM FOUR
9'1 x 7'9 (2.77m x 2.36m)
Plastered ceiling, plastered walls, fitted shelving units in the alcove, fitted carpet flooring, uPVC double-glazed window to the side aspect, and a wall-mounted radiator.

FAMILY BATHROOM
8'5 x 4'9 (2.57m x 1.45m)
Plastered ceiling, feature wallpapered wall with traditional timber panelling and ceramic splashback tiling, wood-effect flooring, bespoke vanity unit with ceramic sink, Victorian-style mixer tap, and storage underneath, high-cistern traditional toilet, bath with mixer tap and Victorian-style mains-operated shower overhead with handheld attachment, extractor fan, Victorian towel rail heater, and a uPVC double-glazed obscure glass window to the side aspect.

REAR GARDEN
Block-paved pathways, raised flower borders with mature shrubbery, steps leading up to an enclosed courtyard-style garden laid with block paving, surrounding flower borders, space for a garden shed, an outside tap, and a wooden gate providing rear lane access.

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.





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