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9 Abingdon Street, Barry CF63 2HQ £175,000 Leasehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Nestled in Abingdon Street, Barry, this delightful terraced house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere from the moment you arrive. Situated in the east side location of Barry, this terraced house is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of comfort, space, and convenience, this property is a wonderful opportunity for anyone looking to settle in Barry.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area. The natural light that floods through the windows enhances the inviting ambience, making these rooms a true highlight of the home.

The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room offers a comfortable retreat, ideal for unwinding after a long day. The layout is thoughtfully designed to accommodate both family living and individual privacy. Completing this charming home is a well-appointed bathroom, ensuring convenience for all residents. The layout of the house is practical and functional, making it easy to navigate and enjoy daily life.

Do not miss the chance to make this lovely house your new home!



FRONT

Flush fronted to the pavement. UPVC double glazed front door opening to storm porch.

STORM PORCH

Papered ceiling, papered walls with decorative wood panelling. Fitted carpet flooring. Traditional wooden glass panel door opening to the entrance hallway.

ENTRANCE HALLWAY

10'3 x 3'9 (3.12m x 1.14m)

Papered ceiling, plastered walls with decorative wood panelling. Laminate flooring. Radiator. Wooden stairs with carpet runner. Door opening to dining room.

DINING ROOM

11'6 x 10'9 (3.51m x 3.28m)

Plastered ceiling, plastered walls with decorative wood panelling. Laminate flooring. Radiator. UPVC double glazed window overlooking the rear. Opening to living room. Steps descending to kitchen.

LIVING ROOM

10'5 x 10'3 (3.18m x 3.12m)

Plastered ceiling, plastered walls with feature wallpapered wall. UPVC double glazed window overlooking the front. Radiator. Feature fireplace with timber surround and tiled inserts/hearth.

KITCHEN

10'0 x 7'0 (3.05m x 2.13m)

Plastered ceiling with chrome spotlights. Plastered walls. Vinyl flooring. UPVC double glazed window to the side aspect. Traditional fitted shelving unit to alcove with decorative tiles. Kitchen comprises of wall units, base units and butcherblock work surfaces. Fitted electric oven and hob. Plumbing for washing machine. Space for fridge/freezer. Pantry storage understairs. Ceramic tiled splashback areas. Stainless steel sink with mixer tap over. Doorway to rear lobby.

REAR LOBBY

9'5 x 4'1 (2.87m x 1.24m)

Plastered ceiling with inset spotlights chrome. Plastered walls and vinyl flooring. UPVC opaque glass windows to the rear aspect. Traditional sliding door to bathroom, door to w.c and UPVC double glazed door to the rear garden. Radiator.

FAMILY BATHROOM

5'10 x 5'1 (1.78m x 1.55m)

Papered ceiling, plastered walls with splashback tiles surrounding. Vinyl flooring. Bath with Victorian style mixer tap and shower attachment over. Bespoke handmade vanity unit with fitted shelving and ceramic wash hand basin with twin taps over. Radiator.

W.C

4'6 x 2'8 (1.37m x 0.81m)

Plastered ceiling with inset spotlights. Plastered walls with decorative wood panelling enclosing the close coupled w.c. UPVC double glazed window.

FIRST FLOOR

LANDING

11'8 x 5'4 (3.56m x 1.63m)

Split level landing. Papered ceiling with loft access. Papered walls. Traditional wooden balustrade. Fitted carpet flooring. Doors to bedrooms.

BEDROOM ONE

15'11 x 11'3 (4.85m x 3.43m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed windows overlooking the front. Radiator.

BEDROOM TWO

10'1 x 9'10 (3.07m x 3.00m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window to the rear. Radiator.

BEDROOM THREE

8'10 x 7'9 (2.69m x 2.36m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window. Cupboard enclosing a combination boiler(fitted May 2025). Radiator.

REAR GARDEN

A level and fully enclosed rear garden with stone walls and timber fencing surrounding. Paved patio area.

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

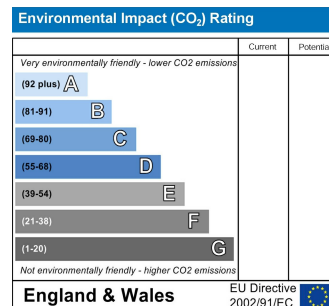
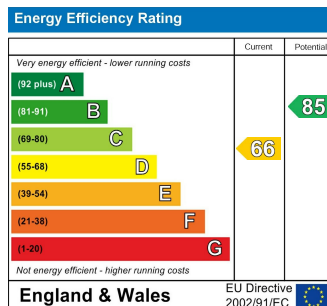
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PROCEEDS OF CRIME ACT 2002

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.



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