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

10 Abingdon Street, Barry CF63 2HQ
£157,500 Leasehold

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

Situated on Abingdon Street in the charming town of Barry, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. Located on the east side of Barry, the property is ideally positioned near local amenities, schools, and parks.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious through living and dining room, providing a perfect space for relaxation and entertaining. The ground floor also features a well-appointed fitted kitchen, ideal for culinary enthusiasts.

As you ascend to the first floor, you will find two generously sized double bedrooms, offering ample space for rest and personalisation. The family bathroom is conveniently located, ensuring practicality for daily living.

The property boasts an enclosed rear garden, which is laid to an Astro-turfed lawn, providing a low-maintenance outdoor space perfect for enjoying the fresh air or hosting gatherings. Additionally, there is lane access to the rear, enhancing convenience. The front of the property features a forecourt, complemented by on-street parking, making it easy for residents and guests alike.

This charming home is being sold with no onward chain, allowing for a smooth transition for prospective buyers. With its blend of comfort, space, and accessibility, this terraced house is a wonderful choice for anyone looking to settle in the welcoming community of Barry.

FRONT
Flush front to pavement, on street parking. UPVC double glazed front door leading to the entrance porch.

Entrance Porch
3'06 x 4'01 (1.07m x 1.24m)
Smoothly plastered ceiling, papered walls. Wood laminate flooring. UPVC double glazed front door with obscured glass insert and skylight. Through opening to living / dining.

Living / Dining
14'05 x 22'05 (4.39m x 6.83m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed windows to the front and rear elevations. Fitted carpet staircase rising to the first floor. Wood panel door leading through to the kitchen. Through opening to entrance porch.

Kitchen
8'07 x 9'01 (2.62m x 2.77m)
Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed door with obscured glass, leading to the rear garden. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob, integrated oven, stainless steel cooker hood. Porcelain tiled splash backs. Space for fridge / freezer. Space for washing machine. Wood panel door leading through to the living / dining room.

FIRST FLOOR

First Floor Landing
5'03 x 12'00 (1.60m x 3.66m)
Smoothly plastered ceiling with loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and two. A further wood panel door leading to the family bathroom.

Bedroom One
11'06 x 14'03 (3.51m x 4.34m)
Smoothly plastered ceilings, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panel door to the first floor landing.

Bedroom Two
8'10 x 10'09 (2.69m x 3.28m)
Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the first floor landing.

Family Bathroom
9'02 x 9'06 (2.79m x 2.90m)
Smoothly plastered ceiling, smoothly plastered wall. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath with porcelain tiled surround, pedestal wash hand basin. Shower with thermostatically controlled shower overhead, Close coupled toilet. Double doors to built in combination boiler. Wood panel door leading through to the first floor landing.

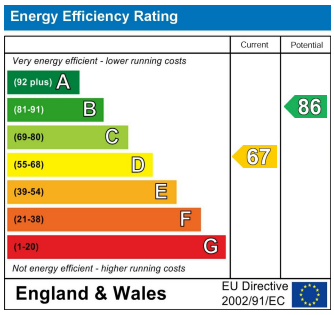
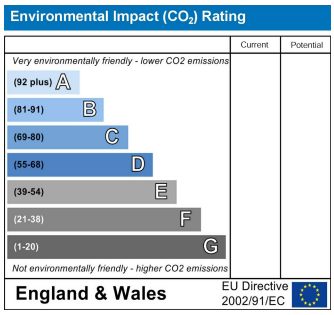
REAR
Enclosed rear garden. Steps leading to a level laid Astro turfed lawned area. Pathway leading to an area of planed shrubbery. Rear lane gated access. UPVC double glazed door leading to the kitchen.

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.