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25 St Oswalds Road, BARRY CF63 2JW

£175,000 Freehold

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

Situated in the charming area of Barry, 25 St Oswalds Road presents a delightful opportunity for those seeking a traditional terraced home. This property is ideally situated on a quiet, non-through road, providing easy access to Cardiff and the M4, making it perfect for commuters. Within a short stroll, you will find a variety of shops, schools, and the picturesque Victoria Park, as well as Cadoxton train station, ensuring all your daily needs are conveniently met.

Upon entering the property, you are welcomed by a spacious entrance hallway that leads into a through living and dining room, creating a warm and inviting atmosphere for both relaxation and entertaining. The fitted kitchen is practical and functional, complemented by a utility room that includes a separate cloakroom for added convenience.

The first floor boasts two generously sized double bedrooms, providing ample space for rest and personalisation. A well-appointed family bathroom completes this level, ensuring comfort for all residents. The property benefits from modern features such as UPVC double glazing and gas central heating via a combination boiler, enhancing energy efficiency and warmth throughout.

Externally, the property features a charming walled forecourt area at the front, while the rear offers an enclosed garden complete with a patio, perfect for outdoor gatherings or simply enjoying the views of Barry. This home is a wonderful blend of traditional charm and modern convenience, making it an excellent choice for families or professionals alike. Don't miss the chance to make this lovely property your own.



FRONT

Fourcourted front. Quarry tiled pathway. UPVC double glazed obscured glass door leading to the entrance hallway.

Entrance Hallway

2'11 x 14'01 (0.89m x 4.29m)

Plastered ceiling with original coving, plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed glazed doors leading to the through living / dining room.

Living Room

11'04 x 13'02 (3.45m x 4.01m)

Paper ceiling with original coving, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window to the front elevation. Through opening to dining room.

Dining Room

10'00 x 14'07 (3.05m x 4.45m)

Plastered ceiling, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to living room. Wood panelled door leading through to the kitchen via one step. Wood framed glazed door leading through to the entrance hallway.

Kitchen

7'08 x 12'01 (2.34m x 3.68m)

Plastered ceiling, plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Porcelain tiled splashback's. Integrated induction hob. Integrated oven. Stainless steel cooker hood. Wood panelled door leading to rear lobby.

Rear Lobby

2'07 x 2'09 (0.79m x 0.84m)

Plastered ceiling, plastered walls. Ceramic tiled flooring. UPVC double glazed door with obscured glass leading to the rear garden. Wood panelled doors leading to W.C. cloakroom and utility room. A further wood panelled door leading through to the kitchen.

Utility Room

4'07 x 8'04 (1.40m x 2.54m)

Plastered ceiling, plastered walls - part wood panelled. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Wood laminate worktops. Space for washing machine, space for tumble dryer, space for fridge freezer. Wood panelled door leading through to the rear lobby.

W.C Cloakroom

2'09 x 5'04 (0.84m x 1.63m)

Plastered ceiling, papered walls - part porcelain tiled. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Cistern toilet. Wood panelled door to the rear lobby

FIRST FLOOR

First Floor Landing

4'04 x 10'06 (1.32m x 3.20m)

Plastered ceiling with loft access via pulldown fixed ladder, plastered walls. Fitted carpet flooring. Fitted carpet split level landing with stairs rising from the ground floor. Wood panelled doors leading to bedrooms one, and two. A further wood panelled door leading to the family bathroom.

Bedroom One

10'07 x 15'00 (3.23m x 4.57m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation with far-reaching Vale views. Wood panelled door leading through to the first floor landing.

Bedroom Two

9'10 x 10'06 (3.00m x 3.20m)

Plastered ceiling, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in storage. Wood panelled door leading to the first floor landing.

Family Bathroom

7'05 x 8'07 (2.26m x 2.62m)

Plastered ceiling, plastered walls with vent extractor - part wood panelled, porcelain tiled splashbacks. Wood laminate flooring. Wall mounted radiator. Bath with electric shower overhead. Pedestal wash hand basin. Cupboard housing a wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden, paved patio area. Stone wall surrounding. Planted established shrubbery. Far reaching vale views. UPVC double glazed door leading to rear lobby.

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

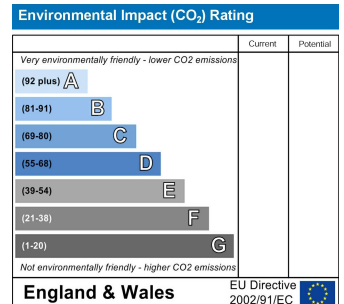
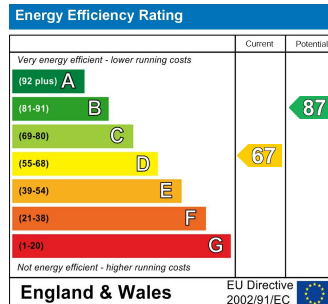
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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



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