



320 Gladstone Road, Barry CF63 1NH £230,000 Leasehold

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

Nestled on the charming Gladstone Road in Barry, this delightful terraced house offers a perfect blend of original features and modern comforts. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The living room, adorned with characterful details, boasts French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living.

The house comprises three bedrooms, making it an ideal home for families or those seeking extra space. The bathroom is conveniently located, ensuring practicality for everyday living. Throughout the property, UPVC double glazing enhances energy efficiency while maintaining a warm and inviting atmosphere.

This residence is not only a comfortable home but also a wonderful opportunity to enjoy the vibrant community of Barry. With its close proximity to local amenities, parks, and transport links, this property is perfectly situated for both convenience and leisure.

Agents note: Leasehold property with approx. 904 years remaining with a Annual ground rent of approx. £10.00.



FRONT

Forecourt front garden, with steps ascending to a composite front door. Laid decorative slate chippings.

Entrance Hallway

5'11 x 13'09 (1.80m x 4.19m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail and dado rail. Original tiled flooring. Wall mounted radiator. Composite front door with obscured glass insert and skylight. UPVC double glazed window. Fitted carpet staircase rising to the first floor. Wood panelled door leading to the dining room, living room and kitchen.

Dining Room

11'10 x 13'05 (3.61m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail. Revealed wood flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Feature working fireplace with surround and marble hearth. Wood panelled door leading through to the entrance hallway.

Living Room

13'00 x 13'05 (3.96m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail and part papered. Original wood block flooring. Fireplace with marble hearth and feature surround. UPVC double glazed bay window with French doors leading to the rear garden. Wood panelled door leading through to the entrance hallway.

Kitchen

6'02 x 24'08 (1.88m x 7.52m)

Smoothly plastered ceiling with Velux windows, smoothly plastered walls. Ceramic tiled splashback. Stone tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Fitted kitchen comprising of base units with solid oak worktops. Double Belfast sink. Space for washing machine, space for fridge / freezer. Space for range cooker. UPVC double glazed door leading to the rear garden. Wood panelled door leading to a W.C. Cloakroom. A Further wood panelled door leading to the entrance hallway.

W.C Cloakroom

2'11 x 6'02 (0.89m x 1.88m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls - part wood panelled. Stone tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Close coupled toilet.

FIRST FLOOR

First Floor Landing

5'11 x 8'01 (1.80m x 2.46m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

13'00 x 13'08 (3.96m x 4.17m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the rear elevation. Wood panelled door leading to the first floor landing.

Bedroom Two

12'01 x 13'08 (3.68m x 4.17m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Wood panelled door leading to first floor landing.

Bedroom Three

6'07 x 7'08 (2.01m x 2.34m)

Smoothly plastered ceiling with loft access, smoothly plastered walls with laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Family Bathroom

5'06 x 7'10 (1.68m x 2.39m)

Smoothly plastered ceiling with inset lights, Ceramic tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Bath with thermostatic controlled shower overhead. Wood panelled door leading to the first floor landing.

REAR

An enclosed rear garden. Block paved patio area with French doors leading to the living room. Laid to lawn. Planted established shrubbery. Green house. Sheds providing ample storage. Lane access to rear.

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

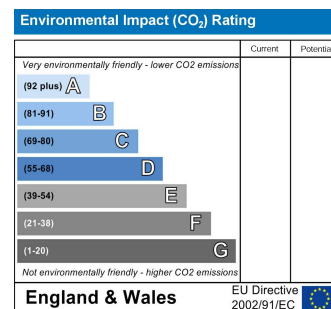
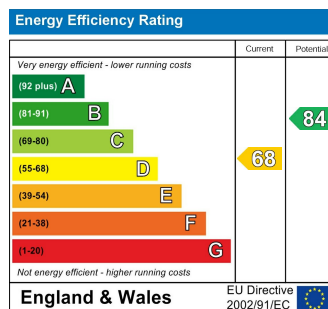
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PROCEEDS OF CRIME ACT 2002

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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