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## 69 Jewel Street, Barry CF63 3NR Chain Free £255,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

**\*\* No Forwarding Chain \*\*** Situated in Jewel Street of Barry, this beautifully presented terraced house offers a delightful blend of comfort and modern living. As you step through the entrance hallway, you are greeted by a spacious living room that provides an inviting atmosphere, perfect for both relaxation and entertaining guests.

The property boasts three well-appointed bedrooms, ensuring ample space for families or those seeking a home office. The layout is thoughtfully designed, with a lower ground floor that features an open plan kitchen. This contemporary kitchen is not only functional but also enhances the living experience, as it opens up to the rear garden through elegant French doors. This seamless connection to the outdoor space is ideal for enjoying sunny days and hosting gatherings.

The house includes a well-equipped bathroom, catering to the needs of the household. With its attractive features and practical layout, this property is a wonderful opportunity for anyone looking to settle in a vibrant community. Jewel Street is conveniently located, providing easy access to local amenities and transport links, making it an ideal choice for both families and professionals alike.

In summary, this terraced house on Jewel Street is a perfect blend of style and functionality, offering a warm and welcoming environment for its future residents. Don't miss the chance to make this lovely property your new home.





## FRONT

Forecourted frontage with paved slabs and a brick-built wall surrounding. Access via a composite obscure glass front door and uPVC double-glazed side panel windows.

## Entrance Hallway

Smooth plastered ceiling with coving, plastered walls, wood effect flooring, and a wall-mounted radiator. Fitted carpet stairs rising to the first floor. Cloakroom storage with electric, chimney unit, and gas meter. Doorway opening into the utility area and breakfast bar, with a further sliding wooden door opening into the living room.

## Living Room

24'8 x 12'9 (7.52m x 3.89m)

Papered ceiling with coving, smooth plastered walls, and wood effect flooring. Two uPVC double-glazed windows – one to the front elevation and one overlooking the rear, with distant sea views across the Bristol Channel and beyond. Wall-mounted radiators.

## Breakfast Room

9'4 x 8'2 (2.84m x 2.49m)

Smooth plastered ceiling with inset spotlights, smooth plastered walls, and wood effect flooring. uPVC double-glazed windows overlooking the rear elevation with distant sea views across the Bristol Channel and beyond. Ceramic splashback tiles, wood effect worktops, stainless steel sink with mixer tap, under-counter space for fridge freezer, and base units. Breakfast bar with space for dining. Gas point that could be reconnected for an extra cooker. Wall-mounted radiator. Glass door fire door with fitted carpet stairs rising to the lower floor.

## FIRST FLOOR

### Landing

10'6 x 8'2 (3.20m x 2.49m)

Smooth plastered ceiling with coving, plastered walls, and fitted carpet flooring. Stairs rising to the loft room. Wooden doors to bedrooms and family bathroom.

### Master Bedroom

13'5 x 11'8 (4.09m x 3.56m)

Papered ceiling with coving, papered walls, fitted carpet flooring, and fitted wardrobe with mirrored doors. uPVC double-glazed window overlooking the rear garden with panoramic views across Barry Waterfront and the Bristol Channel and beyond. Wall-mounted radiator.

### Bedroom Two

14'0 x 11'0 (4.27m x 3.35m)

Papered ceiling with coving, papered walls, fitted carpet flooring, and fitted wardrobe with sliding doors. uPVC double-glazed window overlooking the front elevation. Wall-mounted radiator.

### Bedroom Three

8'3 x 7'7 (2.51m x 2.31m)

Papered ceiling with coving, papered walls, fitted carpet flooring, and a wall-mounted radiator.

### Family Bathroom

7'10 x 5'3 (2.39m x 1.60m)

PVC cladding to ceiling. Plastered walls with Aqua Panelling. UPVC double glazed window to the rear. Vanity unit with ceramic wash hand basin and W.C. Shower cubicle with glass shower screen and mains operated shower over. Towel rail heater. Extractor fan.

### Hobby Area

20'0 x 18'4 (6.10m x 5.59m)

Plastered ceiling, plastered walls, fitted carpet flooring. uPVC double-glazed Velux windows overlooking the rear with panoramic views across Barry Waterfront and the Bristol Channel and beyond. Wall-mounted radiators.

## LOWER GROUND FLOOR

### Hallway

Plastered walls with exposed brick and fitted carpet flooring. Doorway opening into the kitchen dining area. Composite double-glazed door opening into the rear garden. Sliding doors to pantry storage and WC cloakroom.

### Kitchen/Dining Room

13'6 x 13'0 (4.11m x 3.96m)

Smooth plastered ceiling with inset spotlights, smooth plastered walls with ceramic splashback tiles, and wood effect flooring. Kitchen comprises base units with laminated work surfaces, electric fan-assisted oven, gas hob, stainless steel one-and-a-half sink with mixer

tap, plumbing for washing machine, space for tumble dryer, and wall-mounted boiler. Central island with space for dining and storage under. Wall-mounted radiator. uPVC double-glazed French doors opening into the rear garden. Further door opening to storage/workshop.

## Storage

11'7 x 9'4 (3.53m x 2.84m)

Space for fridge freezer. Power and lighting. Fitted shelving.

## REAR GARDEN

Decked patio area and paved patio area with surrounding fencing. Steps descending to a tiered garden with stone chippings, space for pot plants and a garden shed. Wooden gate opening to rear lane access. Outside security lighting and outside tap. Two double outside electrical sockets.

## 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

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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 75      | 79        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



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