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10 John Street, Barry CF63 2RA £134,950 Freehold

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

A mid terraced traditional dwelling that has been in the family for many years. Offered with no forward chain. In need of renovation but an ideal investment opportunity. Placed off Cardiff Road, making it an easy access to Cardiff and the M4. Shops and schools are in close proximity along with train links. Briefly comprising, entrance hallway, living room, dining room, kitchen. To the first floor, two double bedrooms and a shower room. Flush fronted to the rear, steps ascending to a patio garden with lane access. Benefiting from gas central heating via a combination boiler.



Front

Flush fronted property UPVC door into hallway.

Entrance Hallway

Papered ceiling papered walls fitted carpet radiator stairs rising doors and leading to lounge and dining room.

Living Room

10.9 x 9.10 (3.05m.2.74m x 2.74m.3.05m)

Textured ceiling papered walls fitted carpet UPVC double glazed window overlooking the front and a radiator.

Dining Room

10.10 x10.10 (3.05m.3.05m x3.05m.3.05m)

Textured ceiling papered walls fitted carpet UPVC double glazed window towards the lean-to and a radiator.

Kitchen

9.4 x 7.6 (2.74m.1.22m x 2.13m.1.83m)

Textured ceiling papered walls vinyl flooring UPVC double glazed window overlooking the garden. Wall units base units. Space for electric cooker, stainless steel sink, space for undercounter fridge and freezer under stairs storage cupboard radiator and door leading to the lean-to.

Lean-to

7.9 x 4.9 (2.13m.2.74m x 1.22m.2.74m)

Plastic corrugated roof wooden cladded walls ceramic tiled floor UPVC double glazed obscured glass door leading to the garden.

Landing

Textured ceiling attic hatch papered walls fitted carpets doors leading to the two bedrooms and the shower room.

Bedroom 1

13.8 x 10.7 (3.96m.2.44m x 3.05m.2.13m)

Papered ceiling papered walls fitted carpets two UPVC double glazed windows overlooking the front and a radiator.

Bedroom 2

10.8 x 8.6 (3.05m.2.44m x 2.44m.1.83m)

Papered ceiling papered walls fitted carpet UPVC double glazed fire escape window overlooking the rear and a radiator.

Shower Room

9.5 x 7.2 (2.74m.1.52m x 2.13m.0.61m)

Textured vaulted ceiling papered walls tiled splashback vinyl flooring UPVC double glazed obscured glass window overlooking the rear, close coupled cistern toilet pedestal wash basin mains pressure walk in shower area cupboard concealing gas combination boiler and a radiator.

Rear

Steps rising to patio area garden shed and gated lane access.

COUNCIL TAX

Council tax band

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.

PROCEEDS OF CRIME ACT 2002

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

