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41 Kathleen Street, Barry CF62 6JY
£170,000 Freehold

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

Situated on Kathleen Street in the charming town of Barry, this mid-terraced traditional house presents a fantastic opportunity for those looking to create their dream home. While the property requires full refurbishment, its potential is undeniable, making it an ideal project for buyers with vision.

Upon entering, you are greeted by a hallway adorned with original tiled flooring, leading you into a spacious living and dining area. This room boasts a feature fireplace, adding character and warmth to the space. The fitted kitchen offers practicality, while the large family bathroom ensures convenience for everyday living.

The first floor hosts three generously sized double bedrooms, providing ample space for family or guests. Each room is filled with natural light, creating a bright and airy atmosphere.

To the rear of the property, you will find an enclosed garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a garage equipped with power and lighting, featuring a roller shutter door for easy access. This space can serve as valuable storage or a workshop.

The front of the house is flush to the pavement, allowing for on-street parking, and the property benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and efficiency.

Situated within close proximity to local shops, schools, and public transport, this home is also just a short walk from Porthceri Country Park, which leads to beautiful beaches. This location offers a delightful blend of convenience and leisure, making it an attractive option for families and individuals alike. With a little imagination and effort, this property could be transformed into a stunning residence in a sought-after area.

FRONT
Flush front to pavement. Wood framed door leading to the entrance hallway.

Entrance Hallway
3'01 x 13'08 (0.94m x 4.17m)
Smoothly plastered ceiling with original coving, smoothly plastered walls. Wall mounted radiator. Original tiled flooring. Staircase rising to the first floor. Wood framed glazed door leading to the living / dining room.

Living / Dining
10'09 x 23'03 (3.28m x 7.09m)
Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed window to the rear elevation. Feature fireplace. Wood framed glazed door leading through to the entrance hallway. Wood framed glazed door leading to the kitchen.

Kitchen
9'02 x 13'01 (2.79m x 3.99m)
Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Belfast sink. Space for washing machine, space for fridge freezer, space for range cooker. Access to under stairs storage. Wood panel door leading through to the bathroom. Wood framed glazed door leading through to living / dining room. Wooden door with obscured glass, leading to the rear garden.

Bathroom
8'04 x 8'08 (2.54m x 2.64m)
Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Pedestal wash hand basin. Close coupled toilet. Bath. Wood panel door leading through to the kitchen.

FIRST FLOOR

First Floor Landing
5'00 x 13'09 (1.52m x 4.19m)
Papered ceiling with loft access, papered walls. Wood flooring. Staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three.

Bedroom One
9'07 x 13'08 (2.92m x 4.17m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door to first floor landing.

Bedroom Two
8'03 x 12'05 (2.51m x 3.78m)
Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Bedroom Three
9'03 x 11'09 (2.82m x 3.58m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Storage housing wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

REAR
Enclosed rear garden. Paved patio area. Wood framed door leading to the garage. A further wood framed door leading to the kitchen.

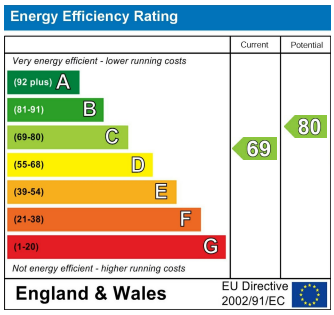
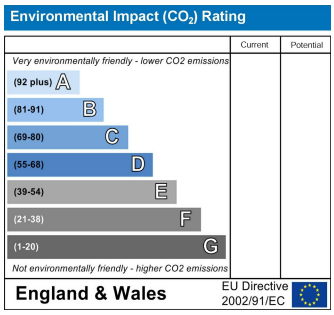
GARAGE
11'10 x 18'06 (3.61m x 5.64m)
Roller shutter door. Power and lighting. Wood Framed glazed door leading to the rear garden.

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.