



96 Phyllis Street, Barry CF62 5UT

£190,000 Freehold

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

Situated in the charming area of Barry Island, this delightful terraced house on Phyllis Street offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The ground floor features a cosy front living room, perfect for relaxing after a long day, and a generous dining room that provides an excellent setting for family meals and entertaining guests.

The fitted kitchen is both practical and functional, making meal preparation a breeze. The family bathroom, also located on the ground floor, adds to the convenience of this well-designed home.

One of the standout features of this property is its low-maintenance rear garden, which offers a private outdoor space for enjoying the fresh air without the burden of extensive upkeep.

Additionally, the location is highly desirable, with access to local primary and secondary schools, making it an excellent choice for families with children. Barry Island is known for its beautiful beaches and vibrant community, providing a wonderful lifestyle for its residents.

This terraced house on Phyllis Street is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood with all the amenities you could need. Don't miss the chance to make this lovely property your new home.



FRONT

Flush fronted to the pavement. A newly installed composite front door opens to the entrance hallway.

Entrance Hallway

Textured ceiling, plastered walls, wood flooring. Doors to living room and dining room. Fitted carpet flooring. Wall mounted radiator.

Living Room

11'11 x 10'10 (3.63m x 3.30m)

Plastered ceiling, plastered walls, feature wall papered walls. Fireplace insert with hearth. Fitted shelving to alcoves. UPVC double glazed window to the front aspect.

Dining Room

12'7 x 10'10 (3.84m x 3.30m)

Plastered ceiling and walls. Wood effect flooring. UPVC double glazed window to the rear aspect. Radiator. Step leading down to kitchen.

Kitchen

10'3 x 6'11 (3.12m x 2.11m)

Plastered ceiling and walls. Ceramic tiled splashback areas. Tile effect flooring. Kitchen comprises of eye level wall units. Base units and butcher block work surfaces. Inset stainless steel double sink with mixer tap. Electric fitted oven and hob. Space for fridge/freezer. Door way leading to rear lobby. Under stairs pantry storage.

Rear Lobby

Utility space with plumbing for washing machine and tumble drier. Door to rear garden. Wall mounted combination boiler.

Family Bathroom

6'11 x 5'8 (2.11m x 1.73m)

Plastered ceiling, tiled walls and flooring. UPVC double glazed window to the side and rear aspect. Bathroom comprises of bath with mixer tap and shower over. Pedestal wash hand basin and close coupled toilet. Radiator.

FIRST FLOOR

Landing

Plastered ceiling with loft access. Plastered walls. Fitted carpet flooring. Doors to three bedrooms.

Bedroom One

15'1 x 10'10 (4.60m x 3.30m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Cast iron traditional fireplace. Two upvc double glazed windows. Radiator.

Bedroom Two

10'10 x 9'9 (3.30m x 2.97m)

Plastered ceiling and plastered walls with feature exposed brick chimney breast. Carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three

8'11 x 6'11 (2.72m x 2.11m)

Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window to the side aspect.

REAR GARDEN

Low maintenance rear garden enclosed with timber fencing. Paved patio, artificial grass and mature shrubbery. Wooden gate to lane access.

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

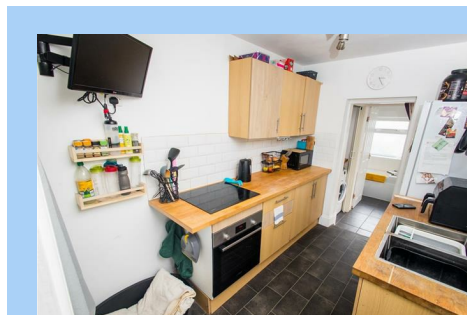
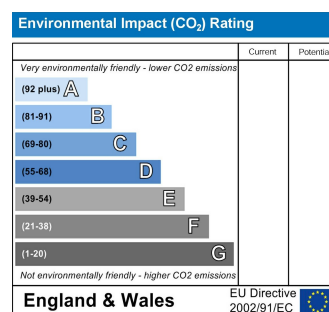
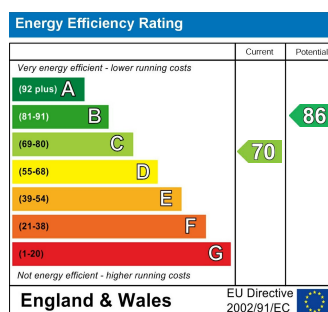
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PROCEEDS OF CRIME ACT 2002

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



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