



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 1 Michaelston Close, Barry CF63 1SG £139,950 Freehold

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

Positioned in Michaelston Close, Barry, this end terrace house offers a perfect blend of comfort and convenience. Just off St. Brides Way and Pencoedre Park, it is ideally situated a short drive from the Barry link road, providing easy access to the M4 and Cardiff.

Upon entering, you are welcomed by a practical entrance porch that leads into a versatile bedroom or study, perfect for those who work from home or require an additional guest room. The spacious living and dining room is a highlight of the property, featuring access to the rear garden, making it an ideal space for entertaining or relaxing with family. The fitted kitchen/breakfast area is both functional and inviting, catering to all your culinary needs.

On the first floor, you will find two well-proportioned bedrooms, providing ample space for rest and relaxation. The family bathroom and separate w.c. add to the convenience of this home, ensuring that busy mornings run smoothly.

The outdoor space is an enclosed rear garden that boasts a laid Astro turfed lawn. A brick-built storage shed offers practical storage solutions, while a charming pergola adds a touch of elegance to the outdoor area. The UPVC doors leading from the living/dining room to the garden create a seamless flow between indoor and outdoor living.

To the front, the property features an enclosed garden with a pathway, a decked area for enjoying the sunshine, and a lawn that enhances the overall appeal of this delightful home. This property is a wonderful opportunity for those seeking a comfortable and well-located residence in Barry.



## FRONT

Enclosed front garden. Decked area. Laid to lawn. Pathway leading to UPVC double glazed opaque glass door.

## Entrance Hallway

5'06 x 11'04 (1.68m x 3.45m)

Papered ceiling. Papered walls with dado rail. Wood laminate flooring. Wall mounted radiator. Doors opening to study/bedroom, kitchen and two storage cupboards. Stairs rising to the first floor. Open under stairs storage area. UPVC double glazed front door and side window with obscured glass.

## Study / Bedroom

10'7 x 8'8 (3.23m x 2.64m)

Textured ceiling, coving, papered walls. Wood laminate flooring. UPVC double glazed window to the front elevation. Wood panelled door leading to entrance hallway.

## Kitchen / Breakfast

10'0 x 10'4 (3.05m x 3.15m)

Textured ceiling. Coving. Papered and smoothly plastered walls. Ceramic tiled splashbacks. Vinyl flooring. Fitted kitchen comprising of eye level and base unit with work surfaces over. Space for washing machine and fridge freezer. UPVC double glazed opaque glass door opening to rear garden. Radiator. Integrated gas hob and electric oven with extractor.

## Living / Dining

11'6 x 12'10 (3.51m x 3.91m)

Textured ceiling. Coving. Papered walls. Laminate. UPVC double glazed windows to the front and rear. UPVC double glazed door opening to rear garden. Radiator.

## FIRST FLOOR

### First Floor Landing

2'07 x 8'08 (0.79m x 2.64m)

Textured ceiling, paper walls with dado rail. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two and W.C Cloakroom. Wood panelled bi folding door leading to the bathroom. Access to storage. Fitted carpet staircase leading to ground floor.

### Bedroom One

10'10 x 13'0 (3.30m x 3.96m)

Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

### Bedroom Two

10'4 x 10'7 (3.15m x 3.23m)

Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

### Family Bathroom

4'8 x 7'7 (1.42m x 2.31m)

Textured ceiling. Tiled walls. Vinyl flooring UPVC double glazed window to the front. Radiator. Bath with shower over. Pedestal wash-hand basin.

### W.C.

5'06" max x 2'08" max (1.68m max x 0.81m max )

Textured ceiling. Tiled walls. Dado rail with tongue and groove below. Vinyl flooring UPVC double glazed opaque glass window to the front. Close coupled cistern w.c.

## REAR

Fenced enclosed garden with gated rear access. Brick built shed. Concrete floors. Laid Astro Turfed Lawn. Pergola.

## COUNCIL TAX

Council tax band B.

## 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

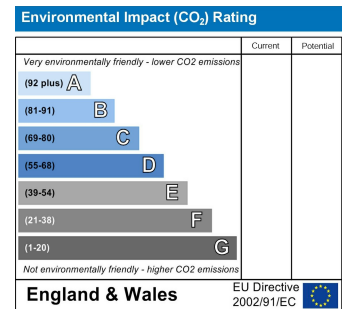
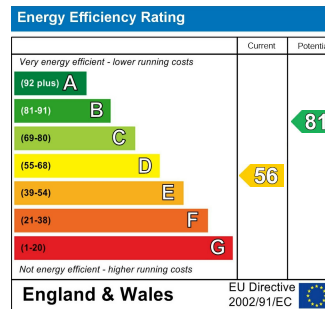
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

