



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



15 Coigne Terrace, Barry CF63 3NU £170,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the charming area of Coigne Terrace, Barry, this delightful mid-terraced house presents an excellent opportunity for both first-time buyers and families alike. With no onward chain.

As you enter, you are welcomed by a spacious entrance hallway that leads into a generous through living dining room, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, providing a functional space for culinary pursuits. The family bathroom is conveniently located on the ground floor, ensuring ease of access for all.

The first floor boasts three well-proportioned double bedrooms, offering ample space for rest and personalisation. Each room is filled with natural light, creating a warm and inviting atmosphere.

Outside, the property features a fore-courted area with a paved pathway, enhancing its curb appeal. The rear garden is a low-maintenance haven, complete with a paved patio area, ideal for outdoor dining or simply enjoying the fresh air. Additionally, there is rear lane access, providing convenience for parking or additional storage.

This home benefits from gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. Located close to a variety of amenities, including shops, schools, and public transport links, this property is perfectly positioned for modern living.

In summary, this traditional bay-fronted terraced house combines comfort, convenience, and charm, making it a wonderful place to call home. Don't miss the chance to view this property and discover all it has to offer.



FRONT

Fourcourted front, paved pathway leading to a UPVC double glazed front door.

Entrance Hallway

3'07 x 23'06 (1.09m x 7.16m)

Textured ceiling with coving, papered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. UPVC double glazed door with obscured glass insert and skylight. Wood framed doors with glazed insert leading through to kitchen and living / dining room.

Living / Dining

9'10 x 26'05 (3.00m x 8.05m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed bay window to the front elevation. UPVC double glazed window to the rear elevation. Fireplace with marble hearth. Wood framed door with glazed insert leading through to the entrance hallway.

Kitchen

9'03 x 11'05 (2.82m x 3.48m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Vinyl flooring. Under floor heating. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Porcelain tiled splashbacks. Wood laminate worktops. Integrated four ring gas hob. Stainless steel cooker hood. Integrated double oven. Space for washing machine, space for fridge / freezer. 1 1/2 bowl stainless steel sink. Through opening to rear lobby.

Rear Lobby

2'09 x 2'09 (0.84m x 0.84m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed door with obscured glass insert leading to the rear garden. Wood framed door with glazed insert leading to the family bathroom. Through opening to kitchen.

Family Bathroom

6'09 x 9'02 (2.06m x 2.79m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls with vent extractor. Vinyl flooring. UPVC double glazed window with obscured glass to rear elevations. Bath. Vanity wash hand basin. Double shower with thermostatically controlled shower overhead. Close coupled toilet. Wood framed door with glazed insert leading to the rear lobby.

FIRST FLOOR

First Floor Landing

4'11 x 12'03 (1.50m x 3.73m)

Textured ceiling with coving, papered walls with dado rail. Fitted carpet split level landing. Wood framed doors leading to bedrooms one, two and bedroom three. Fitted carpet staircase rising from the ground floor.

Bedroom One

10'02 x 15'02 (3.10m x 4.62m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built-in wardrobes. Wood framed door leading through to the first floor landing.

Bedroom Two

9'08 x 12'02 (2.95m x 3.71m)

Textured ceiling with coving, Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Three

9'02 x 11'03 (2.79m x 3.43m)

Textured ceiling with coving, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Storage cupboard housing wall mounted combination boiler. Wood framed door leading through to the first floor landing.

REAR

Enclosed rear garden. Paved pathway and patio area. Rear lane access. UPVC double glazed door leading to rear lobby.

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.

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.

