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33 Quarella Street, Barry CF63 2JF
£195,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situated on Quarella Street in the charming town of Barry, this well-presented mid-terraced traditional house offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves within walking distance of local shops and amenities, while Cardiff is just a short 20-minute drive away. The nearby train station provides excellent links across the Vale and into Cardiff, making this property ideal for commuters.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The ground floor features a through living room and dining area, perfect for entertaining guests or enjoying family time. The modern fitted kitchen is both functional and stylish, while the family bathroom completes this level. Ascending to the first floor, you will discover three generously sized double bedrooms, providing ample space for relaxation and rest. Additionally, the first-floor landing features secondary stairs that lead to a loft or hobby area, offering further versatility to the living space.

This property benefits from gas central heating via a combination boiler and is equipped with UPVC double glazing throughout, ensuring warmth and energy efficiency. The front of the house is flush to the pavement, while the rear boasts an enclosed tiered garden, complete with a patio area and feather-edged fencing for privacy. A charming pergola provides an ideal spot for a hot tub or additional garden furniture, making it a perfect retreat for outdoor enjoyment.

This home is an excellent opportunity for first-time buyers seeking a comfortable and well-located property. Viewing is essential to fully appreciate all that this delightful house has to offer.

FRONT
Flush Front to pavement. UPVC double glazed front door leading to the entrance porch.

Entrance Porch
3'02 x 4'01 (0.97m x 1.24m)
Smoothly plastered ceiling and smoothly plastered walls, part porcelain tiled. Ceramic tile flooring. UPVC double-glazed front door with obscure glass insert and skylight. Through opening to the entrance hallway.

Entrance Hallway
3'02 x 19'01 (0.97m x 5.82m)
Smoothly plastered ceiling, smoothly plastered walls and continuation of ceramic tiled flooring. Fitted carpet staircase rising to the first floor. Through opening to the kitchen and wood-panelled door leading through to the living room.

Living / Dining Room
11'11 x 22'08 (3.63m x 6.91m)
Smoothly plastered ceiling with coving, smoothly plastered walls - part papered, wood laminate flooring and wall-mounted radiators. UPVC double-glazed windows to the front and rear elevations. Wood-panelled door leading through to the entrance hallway.

Kitchen
9'06 x 12'00 (2.90m x 3.66m)
Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls and ceramic tiled flooring. UPVC double-glazed window to the side elevation. Modern fitted kitchen comprising of wall and base units, wood laminate worktops, Porcelain tiled splashbacks, stainless steel one-and-a-half bowl sink. Space for gas cooker, space for washing machine, space for fridge / freezer. Through opening to the entrance hallway and through opening to the rear lobby.

Family Bathroom
5'10 x 6'01 (1.78m x 1.85m)
Smoothly plastered ceiling, smoothly plastered walls, part porcelain tiled, and ceramic tiled flooring. UPVC double-glazed window with obscure glass to the rear elevation. Wall-mounted towel rail, freestanding bath with thermostatically controlled shower overhead, pedestal wash hand basin and close-coupled toilet. Wood-panelled door leading through to the rear lobby.

FIRST FLOOR

First Floor Landing
5'04 x 11'11 (1.63m x 3.63m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. Split-level staircase rising from the ground floor, with wood-panelled doors leading to bedrooms one, two and bedroom three. Secondary staircase rising to the loft area.

Bedroom One
11'04 x 16'01 (3.45m x 4.90m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed windows to the front elevation. Wood-panelled door leading through to the first floor landing.

Bedroom Two
10'00 x 10'09 (3.05m x 3.28m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the rear elevation. Wood-panelled door leading through to the landing.

Bedroom Three
9'05 x 10'06 (2.87m x 3.20m)
Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring and wall-mounted radiator. UPVC double-glazed window to the side elevation. Wood-panelled door leading through to the landing.

Loft / Hobby Area
12'09 x 14'09 (3.89m x 4.50m)
Smoothly plastered ceiling with Velux windows, smoothly plastered walls and fitted carpet flooring. Fitted carpet staircase rising from the second floor. Access to eaves storage.

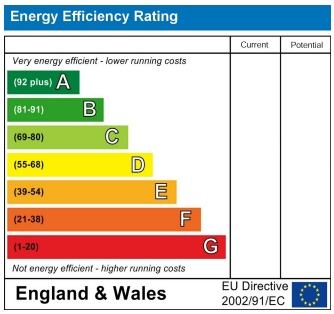
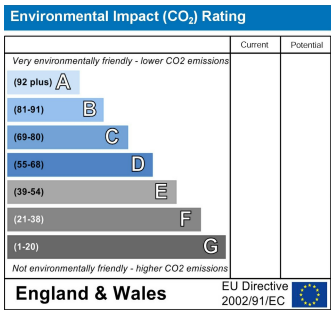
REAR
Enclosed rear garden. Steps ascending to a paved patio area with feather edged fencing surrounding. Steps ascending to a decked pergola area with space for a hot tub or further garden furniture. Side area of property ideal for storage. UPVC double glazed door with obscured glass leading to the rear 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.