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82 St Marys Avenue, BARRY CF63 4LS
£205,000 Freehold

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

Situated in the heart of Barry on St Marys Avenue, this charming mid-terraced house offers a delightful blend of traditional features and modern comforts. Perfectly situated amidst the bustling main shopping centre, this property is conveniently close to a variety of amenities, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads into a spacious through living dining room, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-appointed, providing ample space for culinary pursuits. A convenient utility area and a ground floor bathroom enhance the practicality of this home.

The first floor boasts three generously sized double bedrooms, each offering a comfortable retreat for rest and relaxation. The property is further complemented by a walled fourcourted area at the front, providing a charming entrance, while the rear features a low maintenance enclosed garden with laid patio area, ideal for enjoying sunny days or hosting gatherings. Additionally, there is lane access, adding to the convenience of this lovely home.

With UPVC double glazing and gas central heating via a combination boiler, this property ensures warmth and energy efficiency throughout the year. Viewing is highly recommended to fully appreciate the charm and potential of this well-presented home in a prime location. Don't miss the opportunity to make this delightful property your own.







FRONT
Walled fourcourted front. Tiled pathway leading to a composite front door.

Entrance Hallway
3'04 x 10'05 (1.02m x 3.18m)
Papered ceiling with original coving, papered walls. Wood laminate flooring. Composite front door with obscured glass insert and skylight. Wood panelled door leading through to the dining room.

Living Room
11'06 x 12'09 (3.51m x 3.89m)
Papered ceiling with original coving and ceiling rose, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Through opening to the dining room.

Dining Room
12'02 x 14'10 (3.71m x 4.52m)
Papered ceiling with original coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to the living room, feature fireplace with slate hearth and log burning stove. Access to under stairs storage. Wood framed glazed door leading through to the kitchen. Fitted carpet staircase rising to the first floor.

Kitchen
9'11 x 11'08 (3.02m x 3.56m)
Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Solid oak worktops. Belfast 1 1/2 bowl sink. Range cooker. Space for dishwasher. Space for fridge / freezer. Wood panel door leading through to a utility area. Wood framed glazed door leading through to the dining room.

Utility Area
3'11 x 7'00 (1.19m x 2.13m)
Textured ceiling, textured walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the rear elevation. UPVC double glazed door with obscured glass, leading to the rear garden. Space for washing machine, space for tumble dryer.

Family Bathroom
6'00 x 6'00 (1.83m x 1.83m)
Textured ceiling, Aqua panelled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath with shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panel door leading through to the utility area.

FIRST FLOOR

First Floor Landing
5'05 x 12'00 (1.65m x 3.66m)
Smoothly plastered ceiling with loft access, smoothly papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one, two and bedroom three.

Bedroom One
10'00 x 14'11 (3.05m x 4.55m)
Papered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading through to the first floor landing.

Bedroom Two
9'02 x 11'00 (2.79m x 3.35m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the first floor landing.

Bedroom Three
10'01 x 11'09 (3.07m x 3.58m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to storage cupboard housing a wall mounted combination boiler. Wood panel door leading through to the first floor landing.

REAR
Enclosed rear garden, Laid decorative chippings. Laid Ceramic anti slip tiled patio area. Space for storage shed. Rear lane access. UPVC double glazed front door leading to the utility room.

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.

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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.









