



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk)  
[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



## 22 Cross Street, Barry CF63 4LU £199,999 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in Cross Street, Barry, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two spacious bedrooms, there is ample room for a small family or for those wishing to have a guest room or home office.

The house features a well-appointed bathroom, ensuring convenience and comfort for its residents. The layout of the property is both practical and appealing, making it an ideal choice for first-time buyers or those looking to downsize.

Situated in a vibrant community, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient base for daily life.

This terraced house on Cross Street is not just a property; it is a place where memories can be made. With its inviting spaces and prime location, it is a wonderful opportunity for anyone looking to settle in Barry. Do not miss the chance to view this lovely home and envision your future here.



## FRONT

Flush fronted to the pavement. Composite double glazed obscure glass front door with skylight window opening to entrance hallway.

## Entrance Hallway

8'10 x 3'1 (2.69m x 0.94m)

Textured ceiling; plastered walls; wood-effect flooring. Wooden door opening to main living and dining room.

## Living/Dining

22'5 x 16'1 (6.83m x 4.90m)

Textured ceiling with coving; plastered walls; continuation of wood-effect flooring; UPVC double glazed windows overlooking front and rear elevations; wall-mounted radiators. Wooden door opening to kitchen.

## Kitchen

12'5 x 8'6 (3.78m x 2.59m)

Timber-cladded ceiling; plastered walls with ceramic tile splashback areas; tile-effect flooring. UPVC double-glazed obscure glass window opening to and overlooking rear garden. Range of eye-level wall units and base units; granite worktops; inset stainless steel sink with mixer tap, dual basins and drainer board. Five-ring AEG inset gas hob with extractor fan above; AEG fan-assisted electric oven and microwave; fitted 50/50 fridge-freezer; plumbing for washing machine; fitted dishwasher.

## FIRST FLOOR

### Landing

17'7 x 5'2 (5.36m x 1.57m)

Textured ceiling; smoothly plastered walls; fitted carpet flooring; loft access. Wooden doors to bedrooms and family bathroom; steps descending to bathroom; airing cupboard storage.

### Bedroom One

16'0 x 10'7 (4.88m x 3.23m)

Smoothly plastered ceiling and walls; fitted carpet flooring; two UPVC double glazed windows overlooking the front elevation; wall-mounted radiator. Fitted wardrobes with sliding mirror doors.

### Bedroom Two

10'6 x 8'1 (3.20m x 2.46m)

Plastered ceiling; plastered walls; fitted carpet flooring; UPVC double glazed window overlooking the rear elevation; wall-mounted radiator. Enclosed storage cupboard housing a wall-mounted combination boiler.

### Family Bathroom

12'0 x 8'6 (3.66m x 2.59m)

Plastered ceiling with coving; plastered walls with part ceramic splashback tiles; tile-effect flooring; two UPVC double glazed obscure glass windows overlooking the rear elevation; extractor fan; wall-mounted radiator. Bath with twin taps; pedestal wash hand basin with twin taps; close-coupled toilet; double shower cubicle with glass screen and dual-head mains-operated shower.

## REAR GARDEN

Enclosed and level. Paved pathways; stone chippings; deck patio area; garden shed access; gate leading to lane access; enclosed with feather-edge timber fencing. Outside sockets and tap.

## 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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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

