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22 Quarella Street, Barry CF63 2JF

£179,500 Freehold

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

Situated on Quarella Street in Barry, this mid-terraced house with three well-proportioned bedrooms, this traditional property offers ample space for families or first-time buyers alike.

As you enter, you are greeted by an entrance porch and hallway that leads into a spacious through living room and dining area, perfect for entertaining guests or enjoying family meals. The fitted kitchen is both practical and functional.

Venturing to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The larger than average family bathroom is a notable feature, providing plenty of room for the whole family to unwind. The property benefits from gas central heating via a combination boiler, ensuring warmth and comfort throughout the seasons, and UPVC double glazing.

The exterior of the property with a flush front that opens directly onto the pavement, creating a welcoming street presence. At the rear, a charming courtyard patio provides a lovely outdoor space for relaxation, while steps lead up to an enclosed patio garden, ideal for enjoying sunny afternoons or hosting barbecues.

Conveniently located within walking distance to local shops and amenities, this home is also just a short 20-minute drive from Cardiff, making it an excellent choice for commuters. This property is not just a house; it is a much-loved home waiting for its next chapter. Whether you are a first-time buyer or looking for a family residence, this terraced house on Quarella Street is a wonderful opportunity not to be missed.



FRONT

Flush fronted to the pavement. UPVC double glazed front door with obscured glass leading to the entrance hallway.

Entrance Porch

3'00 x 3'02 (0.91m x 0.97m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Through opening to the entrance hallway. UPVC double glazed door with obscured glass insert and skylight.

Entrance Hallway

3'03 x 9'09 (0.99m x 2.97m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed glazed door leading to the dining room.

Living Room

9'10 x 12'3 (3.00m x 3.73m)

Textured ceiling, papered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood framed glazed French doors leading to the dining room.

Dining Room

12'9 x 12'11 (3.89m x 3.94m)

Textured ceiling, papered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood Framed glazed doors leading to the living room. Access to under stairs storage. Through opening to kitchen.

Kitchen

8'8 x 8'9 (2.64m x 2.67m)

Textured ceiling, papered walls, ceramic tiled splashbacks. Vinyl flooring. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Stainless steel cooker hood. integrated oven. Space for washing machine, space for fridge freezer. Wood framed glazed door leading to the rear garden.

FIRST FLOOR

First Floor Landing

5'02 x 9'04 (1.57m x 2.84m)

Textured ceiling, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors dealing to bedrooms one two and three. A further wood panelled door leading to the family bathroom.

Bedroom One

8'6 x 13'11 (2.59m x 4.24m)

Plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Bedroom Two

9'3 x 10'10 (2.82m x 3.30m)

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

Bedroom Three

7'7 x 10'3 (2.31m x 3.12m)

Plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Family Bathroom

7'10 x 8'7 (2.39m x 2.62m)

Textured ceiling, plastered walls. Porcelain tiled splashbacks. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Storage cupboards one housing a combination boiler. Bath with electric shower overhead. Close coupled toilet. Pedestal wash hand basin. Wood panelled door leading to the first floor landing.

REAR

Split level garden. Lower level with patio area and access to outbuildings. Steps ascending to a further patio area and a elevated laid to lawn area. Rear lane access.

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

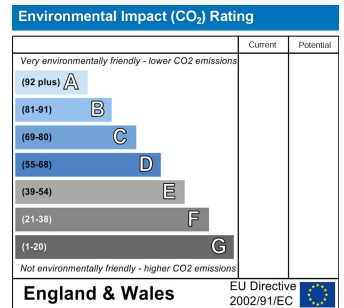
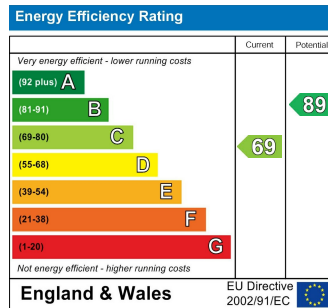
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PROCEEDS OF CRIME ACT 2002

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.



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