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24 Hunter Street, Barry CF63 2HY £155,000 Leasehold

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

Situated on Hunter Street in Barry, this mid-terraced traditional house offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from a variety of shops, schools, and rail links, ensuring that all local amenities are easily accessible.

Upon entering the property, you are greeted by an entrance hallway that leads into a spacious living room, ideal for both relaxation and entertaining. The well-appointed kitchen breakfast area provides a practical space for culinary endeavours and casual dining.

The first floor boasts two generously sized double bedrooms, perfect for restful nights and personal retreats. A spacious family bathroom completes this level, offering a comfortable and functional space for daily routines.

To the rear of the property, an enclosed low-maintenance garden awaits, providing a private outdoor area for enjoying the fresh air or hosting gatherings with friends and family.

This leasehold property comes with approximately 792 years remaining on the lease and an annual ground rent of around £2.50.

In summary, this mid terraced house on Hunter Street presents an excellent opportunity to enjoy a vibrant community lifestyle in Barry, with all the essential amenities right at your doorstep.



FRONT

Flush fronted property. Composite front door leading to the entrance hallway.

Entrance Hallway

2'09 x 5'02 x 5'09 x 17'04 (0.84m x 1.57m x 1.75m x 5.28m)

Textured ceiling with coving, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Composite front door. UPVC double glazed window to the rear elevation. Wood panelled door leading through to living room. Fitted carpet staircase rising to the first floor. Access to under stairs storage. Wood panel door leading to the kitchen / breakfast.

Living Room

11'07 x 14'11 (3.53m x 4.55m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window to the front elevation. Through opening to the entrance hallway.

Kitchen / Breakfast

8'05 x 15'11 (2.57m x 4.85m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the side elevation. UPVC double glazed door leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Stainless steel sink. Space for gas cooker, space for washing machine, space for fridge / freezer. Wall mounted combination boiler. Wood panel door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

5'03 x 8'10 (1.60m x 2.69m)

Textured ceiling with coving and loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

8'05 x 15'10 (2.57m x 4.83m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear and side elevations. Wood panel door leading through to the first floor landing.

Bedroom Two

11'08 x 12'00 (3.56m x 3.66m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to airing cupboard. Wood panel door leading through to the first floor landing.

Family Bathroom

5'08 x 10'04 (1.73m x 3.15m)

Textured ceiling, smoothly plastered walls - part Aqua panelled. Wood laminate flooring. Wall mounted vertical towel rail. UPVC double glazed window with obscured glass to the rear. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin and toilet. Separate bath. Wood panel door leading through to the first floor landing.

REAR

Enclosed low maintenance rear garden. Paved pathway. Feather edged fencing surrounding. UPVC double glazed door leading to the kitchen / breakfast.

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

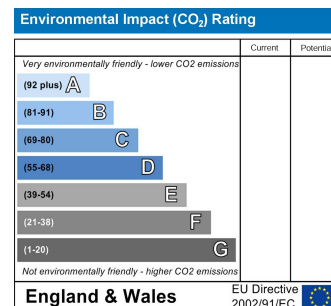
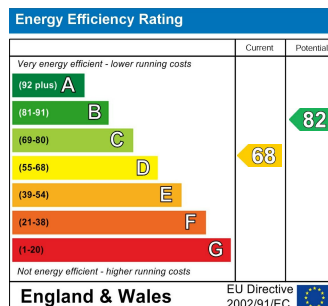
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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 Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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