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14 St. Pauls Avenue, Barry CF62 8HT
£199,950 Freehold

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

*****NO CHAIN****Nestled in the charming area of St. Pauls Avenue, Barry, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. The property benefits from newly installed gas central heating via a combination boiler.

With its appealing layout and practical amenities, this terraced house is not only a wonderful place to call home but also a fantastic investment in a vibrant community. St. Pauls Avenue is well-connected, offering easy access to local shops, schools, and parks, making it an ideal location for those seeking a balanced lifestyle.

This property is a true gem in Barry, combining comfort, convenience, and charm. Do not miss the chance to make it your own.

FRONT
Fore courted area with paving. Mature shrubbery. Access to entrance porch via a UPVC obscured glass front door.

Entrance Porch
Textured ceiling and walls. Wooden glass panel door opening to hallway. Wall mounted newly fitted combination boiler.

Hallway
Textured ceiling, papered walls. Fitted carpet flooring. Stairs rising to the first floor landing. Wooden door to living room. Radiator.

Living Room/Dining
27'8 x 13'3 (8.43m x 4.04m)
Papered ceiling with coving, papered walls. Fitted carpet flooring. Door to kitchen. UPVC double glazed windows to the front and rear elevations. Radiators.

Kitchen
11'9 x 7'9 (3.58m x 2.36m)
Textured ceiling. Tiled walls and flooring. Door to understairs storage cupboard. UPVC double glazed window and door to the rear elevations. Wall mounted units. Base units. Laminate work surface. Integrated gas hob and electric oven. Space for all further appliances. Sink with mixer tap over.

FIRST FLOOR

Landing
Papered ceiling, papered walls, fitted carpet flooring. Wooden doors to bedrooms and family bathroom. Loft hatch with access to hobby area via pull down ladder.

Bedroom One
14'3 x 10'0 (4.34m x 3.05m)
Plastered ceiling, plastered walls. Newly fitted carpet flooring. UPVC double glazed window to the front aspect. Wall mounted radiator.

Bedroom Two
12'10 x 10'0 (3.91m x 3.05m)
Plastered ceiling and plastered walls. Fitted carpet flooring. Storage cupboard. UPVC double glazed window to the rear aspect. Radiator,

Bedroom Three
8'10 x 6'6 (2.69m x 1.98m)
Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

Shower Room
8'1 x 6'4 (2.46m x 1.93m)
Textured ceiling, tiled walls and vinyl flooring. UPVC double glazed window to the rear aspect. Shower cubicle with electric shower over. Close coupled toilet. Vanity Wash hand basin.

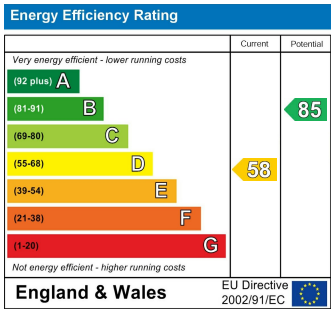
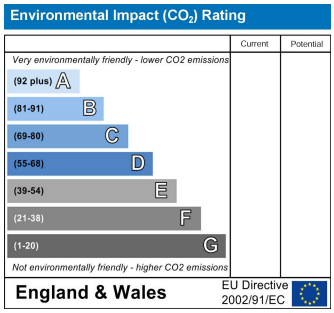
REAR
Steps from kitchen descending. Tiered garden with artificial grass, paved path way with flower beds and mature shrubbery. Garage accessible via lane.

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.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents 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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