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11 Main Street, Barry CF63 2HJ £170,000 Freehold

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

Nestled on the charming Main Street in Barry, this delightful terraced house presents an excellent opportunity for both families and professionals seeking a comfortable and convenient home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it an ideal setting for a growing family or those in need of a home office. The single bathroom is thoughtfully designed to cater to the needs of the household, ensuring functionality and comfort.

The location on Main Street offers easy access to local amenities, schools, and transport links, making daily life both convenient and enjoyable.

This terraced house is a wonderful blend of space, comfort, and practicality, making it a must-see for anyone looking to settle in the vibrant community of Barry. Don't miss the chance to make this charming property your new home.



FRONT

An enclosed frontage with stone paving. Access to entrance porch via a UPVC double glazed front door.

Entrance Porch

Textured ceiling. Timber panelling to walls. Fitted carpet flooring. Wooden glass panelled window and door opening to the entrance hallway.

Hallway

14'8 x 5'11 (4.47m x 1.80m)

Papered ceiling, papered walls and fitted carpet flooring. Stairs rising to the first floor landing. Wooden glass panelled doors opening to the living room and kitchen. Understairs storage. Radiator.

Living Room

13'8 x 12'6 (4.17m x 3.81m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Timber panelling. Wall mounted gas fireplace with back boiler operating the central heating. Radiator. UPVC double glazed window to the front. Door to dining room.

Dining Room

10'2 x 9'4 (3.10m x 2.84m)

Papered ceiling with coving. Papered walls. UPVC double glazed window to the rear aspect. Radiator. Sliding door to kitchen.

Kitchen

10'0 x 8'10 (3.05m x 2.69m)

Papered ceiling, papered walls with ceramic tiles. Tiled flooring. UPVC double glazed window and door to the rear aspect. Kitchen comprises of wall units, base units and work surfaces over. Space for all appliances.

FIRST FLOOR

Landing

Papered ceiling with coving. Loft access. Loft is boarded. Papered walls and fitted carpet flooring. Doors to bedrooms, family bathroom and w.c. Airing cupboard with fitted shelving and water tank.

Bedroom One

12'0 x 10'10 (3.66m x 3.30m)

Papered ceiling. Papered walls. Fitted carpet flooring. UPVC double glazed window. Radiator.

Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

Papered ceiling. Papered walls. Fitted carpet flooring. UPVC double glazed window. Radiator. Fitted wardrobes.

Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Papered ceiling. Papered walls. Fitted carpet flooring. UPVC double glazed window. Radiator.

Family Bathroom

5'9 x 5'7 (1.75m x 1.70m)

Papered ceiling. Tiled walls and vinyl flooring. UPVC opaque glass window to the rear. Bath with twin taps and electric shower over. Pedestal wash hand basin. Radiator.

W.C

5'9 x 3'0 (1.75m x 0.91m)

Papered ceiling. Papered walls with ceramic tiles. Vinyl flooring. Close coupled toilet. UPVC double glazed opaque glass window.

REAR GARDEN

Steps descending to a level rear garden with paved patio areas. Raised flowerbeds with stone chippings. Lane access via wooden gate and access to garage via up and over door. Outside lighting and tap.

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

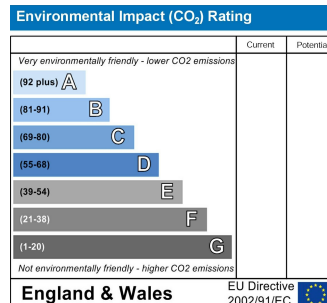
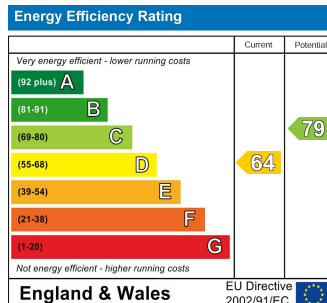
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PROCEEDS OF CRIME ACT 2002

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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