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## 29 Harvey Street, Barry CF63 2HZ £185,000 Freehold

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

Situated on the charming Harvey Street in Barry, this delightful and beautifully presented mid-terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a prime location, placing residents within easy reach of a variety of shops, schools, and rail links, making daily life both practical and enjoyable.

As you step inside, you are welcomed by an inviting entrance hallway adorned with original features, setting the tone for the character of the home. The spacious living room is perfect for relaxation or entertaining guests, while the adjoining dining room offers a versatile space for family meals or gatherings. The well-appointed kitchen breakfast area is designed for both culinary pursuits and casual dining, ensuring that meal preparation is a pleasure. Completing the ground floor is a utility room and a convenient cloakroom with a W.C.

Venturing to the first floor, you will find three generously sized double bedrooms, providing ample space for rest and personalisation. and a family bathroom.

Outside, the property features an enclosed courtyard garden, complete with rear lane access, a patio area, and established shrubbery, creating a lovely outdoor retreat. The front of the house is flush to the pavement, allowing for on-street parking, while UPVC double glazed windows and gas central heating via a combination boiler ensure comfort throughout the seasons.

This charming home on Harvey Street is a wonderful blend of traditional features and modern convenience, making it an ideal choice for families or professionals alike.



## FRONT

Flush front to pavement, on street parking. Wood framed door obscured glass insert leading to the entrance hallway.

## Entrance Hallway

5'07 x 23'00 (1.70m x 7.01m)

Textured ceiling with original coving - part smoothly plastered, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wood framed glazed doors leading to the living room, dining room and kitchen / breakfast. Fitted carpet staircase rising to the first floor landing. Wooden front door with obscured glass insert.

## Living Room

10'08 x 12'07 (3.25m x 3.84m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood framed glazed door leading through to the entrance hallway.

## Dining Room

10'06 x 13'00 (3.20m x 3.96m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door with glazed insert leading through to the entrance hallway.

## Kitchen

9'08 x 10'02 (2.95m x 3.10m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Space for fridge / freezer. Breakfast bar. Wood panel door leading through to the W.C. cloakroom and utility room. Wood framed door with glazed insert. Leading through to the entrance hallway.

## Utility / W.C Cloakroom

6'07 x 9'05 (2.01m x 2.74m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the rear. Wood framed door with obscured glass insert leading through to the rear garden. Base unit with wood laminate worktop. Space for washing machine, space for tumble dryer. Close coupled toilet. Wood panel door leading through to the kitchen.

## FIRST FLOOR

### First Floor Landing

5'06 x 12'10 (1.68m x 3.91m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase split-level arising from ground the floor. Wood panel doors leading to bedrooms one, two and bedroom three leading to the family bathroom.

### Bedroom One

11'00 x 16'04 (3.35m x 4.88m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed windows to the front elevation. Wood panel doors to the first floor landing.

### Bedroom Two

10'06 x 12'08 (3.20m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading to the first floor landing.

### Bedroom Three

10'00 x 10'08 (3.05m x 3.25m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood panel door leading through to the first floor landing.

### Family Bathroom

7'02 x 10'01 (2.18m x 3.05m)

Smoothly plastered ceiling with vent extractor, porcelain tiled walls. Vinyl flooring. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Bath with shower overhead. A housed wall mounted boiler.

## REAR

Enclosed courtyard rear garden with rear lane access. Brick built stone walls surrounding. Planted established shrubbery. Paved patio area. Wood framed door with obscured glass insert leading to utility room.

## 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

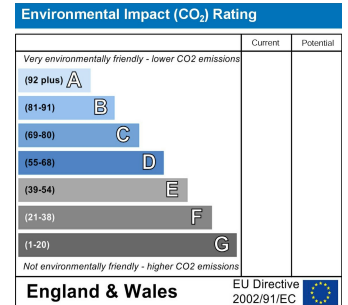
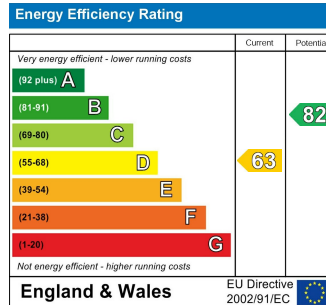
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## PROCEEDS OF CRIME ACT 2002

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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