



## 11 Daniel Street, Barry CF63 1QW £185,000 Freehold

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

Situated in the charming area of Daniel Street, Barry, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-proportioned interiors, this property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home features a comfortable living area that flows seamlessly into a second reception room, providing ample space for family gatherings or quiet evenings in. The three well-sized bedrooms offer a peaceful retreat, ensuring everyone has their own personal space.

The property includes a conveniently located bathroom, designed for both functionality and comfort. The layout of the house is practical, making it easy to navigate and enjoy daily life.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of space, comfort, and location, this terraced house on Daniel Street is a wonderful place to call home. Don't miss the chance to view this property and envision your future in this lovely setting.



## FRONT

Flush fronted to the pavement, uPVC double glazed front door opening to the entrance porch.

## ENTRANCE PORCH

4'2 x 3'4 (1.27m x 1.02m)

Textured ceiling. Acoustic-panelled walls. Fitted carpet flooring. Doorway opening to living room.

## LIVING ROOM

15'6 x 15'3 (4.72m x 4.65m)

Papered ceiling with coving; plastered walls. Feature acoustic-style panelled wall to chimney breast; feature media-wall style panelling. Wall-mounted radiators. Electric fireplace with timber surround, glass hearth, and inserts. UPVC double-glazed window overlooking front elevation.

## DINING ROOM

15'0 x 7'6 (4.57m x 2.29m)

Plastered ceiling; acoustic panels to walls. Wood-effect flooring. Fitted carpet stairs rise to first floor Office area under stairs with pvc panelling and wall-mounted radiator. UPVC double-glazed French doors to rear garden and to kitchen.

## KITCHEN

12'0 x 9'6 (3.66m x 2.90m)

PVC-clad ceiling; aqua-panelled walls; tile-effect flooring. UPVC double-glazed window to side elevation. Fixtures: eye-level wall units; base units; wood-effect work surfaces. Wall-mounted Baxi combi boiler. Plumbing for dishwasher. Inset stainless-steel 1.5 bowl sink with drainer and mixer tap. Space for American-style fridge-freezer. Integrated electric oven and gas hob with stainless-steel splashback and extractor above. Glass door to utility room.

## UTILITY ROOM

8'0 x 7'9 (2.44m x 2.36m)

PVC-cladding to ceiling; panelled walls; wood-effect flooring UPVC double-glazed windows to rear and side elevations; door to rear garden. Plumbing for washing machine; space for tumble dryer and under-counter fridge. Base units with work surfaces; stainless-steel sink with mixer tap. Door to cloakroom W.C.

## W.C./CLOAKROOM

7'1 x 2'7 (2.16m x 0.79m)

PVC-cladding to ceiling and walls; wood-effect vinyl flooring. Close-coupled toilet. Vanity unit with wash-hand basin, mixer tap, and storage below. UPVC double-glazed window overlooking rear garden.

## FIRST FLOOR

## LANDING

Textured ceiling with coving; plastered walls; dado rails. Fitted carpet flooring; wooden doors. Under-stairs storage. Provides access to bedrooms and family bathroom.

## BEDROOM ONE

15'8 x 9'9 (4.78m x 2.97m)

Textured ceiling with coving; papered walls; acoustic-style clad wall. Fitted carpet flooring; wall-mounted radiator. UPVC double-glazed window overlooking front elevation. Walk-in wardrobe with hanging space and fitted shelving units.

## BEDROOM TWO

13'1 x 9'0 (3.99m x 2.74m)

Plastered ceiling; plastered walls; acoustic-style panelled wall. Fitted carpet flooring. Storage cupboard. UPVC double-glazed French doors to enclosed balcony with wrought-iron balustrade. Wall-mounted radiator.

## BEDROOM THREE

12'0 x 5'2 (3.66m x 1.57m)

Textured ceiling with coving; plastered walls. Fitted carpet flooring; wall-mounted radiator. UPVC double-glazed window overlooking front elevation.

## FAMILY BATHROOM

9'7 x 6'5 (2.92m x 1.96m)

Plastered ceiling; aqua-panelled walls; vinyl wood-effect flooring. UPVC double-glazed obscure glass window overlooking rear garden. Wall-mounted radiator. Bath with mixer tap and shower attachment over; vanity wash-hand basin with storage; close-coupled toilet; shower cubicle with glass screen and electric shower.

## LOFT SPACE

14'1 x 13'2 (4.29m x 4.01m)

Plastered ceiling with spotlights; plastered walls. Velux window to rear. Fitted carpet flooring. Fitted carpet stairs with wooden balustrades.

## REAR GARDEN

Stone chippings to pathway, steps rising to a low maintenance rear garden with artificial grass, composite decked patio area and composite fencing. BBQ and bar area with wall lighting.

## 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

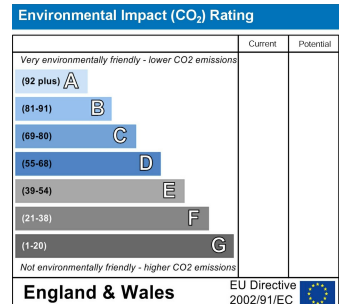
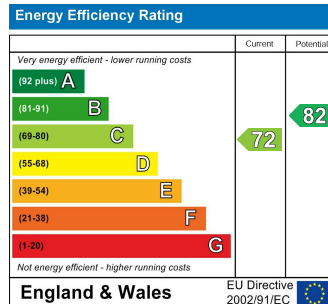
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## PROCEEDS OF CRIME ACT 2002

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## 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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