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54 Wenvoe Terrace, Barry CF62 7ET £239,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situation in the charming area of Wenvoe Terrace, Barry, this delightful terraced house presents an excellent opportunity for those looking to create their dream home. With two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests.

The modern family bathroom adds a touch of contemporary convenience, ensuring that daily routines are both practical and pleasant. However, the property is in need of modernisation, allowing you the chance to personalise and enhance the space to suit your tastes and lifestyle. Priced accordingly, this home offers great potential for those willing to invest a little time and effort.

One of the standout features of this property is the spacious rear garden, which boasts panoramic sea views across the Bristol Channel. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding while taking in the stunning scenery.

In summary, this terraced house in Wenvoe Terrace is a fantastic opportunity for buyers looking to make their mark on a property in a desirable location. With its generous living space, modern amenities, and breathtaking views, it is sure to attract those with a vision for a beautiful home.



FRONT

Entry to the property is via a four-quartered frontage featuring brick-built walls, stone chippings, and mature shrubbery. An open storm porch leads to a UPVC double-glazed front door.

Entrance Hallway

The entrance hallway has papered ceilings and walls, picture rails, fitted carpet, and stairs to the first floor. There is an understairs storage cupboard and wooden doors leading to the reception rooms and kitchen.

Living Room

13'4 x 11'0 (4.06m x 3.35m)

Papered ceiling, papered walls with picture rails, fitted carpet, a wall-mounted radiator, and a UPVC double-glazed bay window overlooking the front.

Dining Room

12'8 x 11'1 (3.86m x 3.38m)

Papered ceiling, papered walls with picture rails, carpet flooring, a gas fireplace, and a wall-mounted radiator. A double-glazed window offers panoramic sea views across the Bristol Channel.

Kitchen

12'4 x 6'1 (3.76m x 1.85m)

Textured ceiling, tiled walls, and vinyl flooring. It is fitted with eye-level and base units, work surfaces, and a composite one-and-a-half sink with a mixer tap. There is space for a gas cooker and a fridge-freezer, along with a wall-mounted radiator. A utility storage cupboard is present, and an aluminium-framed, obscure glass, double-glazed door opens to the garden.

FIRST FLOOR

Landing

The first-floor landing has a textured ceiling, papered walls, fitted carpet, and provides loft access. Wooden doors open to the bedrooms and the family bathroom.

Bedroom One

13'1 x 9'5 (3.99m x 2.87m)

Textured ceiling, papered walls with picture rails, fitted carpet, fitted wardrobes, and a wall-mounted radiator. A UPVC double-glazed bay window overlooks the front.

Bedroom Two

12'8 x 9'9 (3.86m x 2.97m)

Papered ceiling, papered walls with picture rails, fitted carpet, and a wall-mounted radiator. Traditional storage cupboards in the alcoves house the hot water tank. A double-glazed window provides panoramic sea views across the Bristol Channel.

Bedroom Three

7'4 x 6'7 (2.24m x 2.01m)

Papered ceiling, papered walls with picture rails, fitted carpet, a wall-mounted radiator, and a UPVC double-glazed window to the front.

Family Shower Room

8'9 x 6'7 (2.67m x 2.01m)

Plastered ceiling, tiled walls, and tile-effect flooring. It is equipped with a double shower cubicle with an electric shower and glass screen, a vanity wash hand basin with a mixer tap, and a close-coupled toilet. There is also a wall-mounted heater and a double-glazed, obscure glass window overlooking the rear.

REAR GARDEN

The rear garden is accessed by concrete steps and is laid to lawn with surrounding brick walls and timber fencing. A wooden door provides access to basement storage, and a wrought iron gate leads to lane access.

COUNCIL TAX

Council tax band D.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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