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1 The Mews Belvedere Crescent, Barry CF63 4UZ

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in Belvedere Crescent, Barry, this delightful end terrace house presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned living room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this property offers ample space for a small family or individuals looking for a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all occupants.

One of the standout features of this property is the off road parking available for two vehicles, a rare find in many urban settings, providing both convenience and peace of mind.

The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it an ideal spot for those who appreciate community living.

In summary, this end terrace house on Belvedere Crescent is a wonderful blend of comfort, practicality, and location, making it a must-see for anyone in the market for a new home.



FRONT

Concrete driveway providing parking for two vehicles. The area also includes mature shrubbery and a paved pathway with a gate that leads to the rear garden.

ENTRANCE PORCH

6'3 x 5'6 (1.91m x 1.68m)

The entrance features a vaulted ceiling, uPVC double glazed windows, and wood parquet flooring. A traditional wooden door with obscure glass opens to the living room, and a uPVC double glazed door provides access to the front.

LIVING ROOM

15'9 x 14'4 (4.80m x 4.37m)

This room has a plastered ceiling with coving, plastered walls, and wood parquet flooring. There is a uPVC double glazed window to the front, wall mounted radiators, a feature fireplace, and carpeted stairs leading to the first floor. Doors provide access to a downstairs storage area and the kitchen.

KITCHEN

11'8 x 6'6 (3.56m x 1.98m)

The kitchen is fitted with eye-level and base units with work surfaces over, a stainless steel sink, an integrated gas hob with an electric fan-assisted oven underneath, and a wall-mounted extractor fan. It features a textured ceiling, plastered walls, vinyl flooring, and ceramic tiled surrounds. There is space for a fridge freezer, a uPVC double glazed window, and a wooden glass panel door that opens to the rear garden.

FIRST FLOOR

LANDING

The first-floor landing provides loft access and has a textured ceiling, papered walls, and fitted carpet. There is a single-glazed obscure glass panel window to the rear garden, with wooden doors leading to the bedrooms and bathroom.

BEDROOM ONE

11'5 x 11'0 (3.48m x 3.35m)

The master bedroom includes a textured ceiling, papered walls, and fitted carpet. It has a uPVC double glazed window to the front, a wall-mounted radiator, and a wooden door leading to a walk-in wardrobe with ample storage and hanging space.

BEDROOM TWO

11'6 x 6'7 (3.51m x 2.01m)

This bedroom features a textured ceiling, papered walls, and fitted carpet. It includes a wall-mounted radiator, a uPVC double glazed window overlooking the rear garden, and a wall-mounted combination boiler.

FAMILY BATHROOM

The bathroom has a textured ceiling with an extractor fan, along with fully tiled walls and flooring. It is equipped with a bath with a mixer tap and shower attachment, a glass shower screen, a pedestal wash hand basin with a mixer tap, a close-coupled toilet, and a wall-mounted radiator.

REAR GARDEN

A level rear garden enclosed with timber feather edge fencing. Paved patio areas and raised borders with mature shrubbery and stone chippings.

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

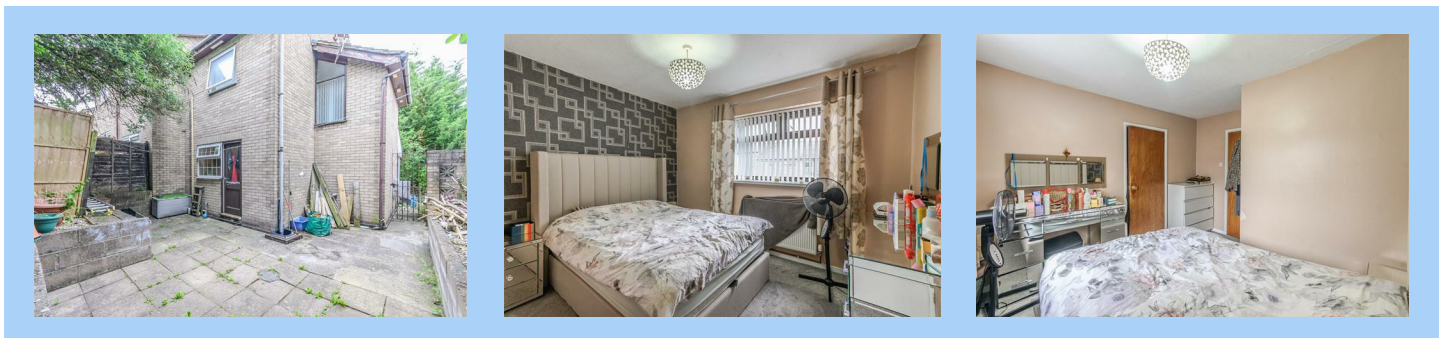
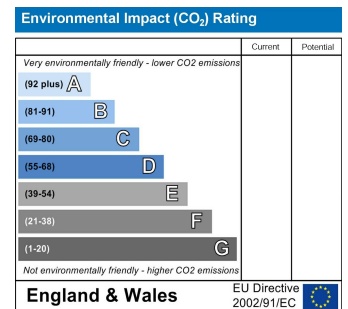
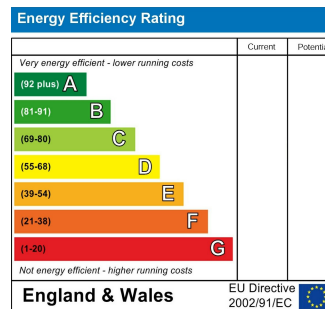
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PROCEEDS OF CRIME ACT 2002

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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