1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



31 Charlotte Place, Barry CF63 3QE
£194,000 Leasehold

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

Situated in the vibrant heart of Barry Town, this charming mid-terraced house on Charlotte Place offers a delightful blend of comfort and convenience. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The spacious reception rooms provide an inviting atmosphere, ideal for both relaxation and entertaining.

Upon entering, you are welcomed by an entrance porch that leads into a hallway, granting access to a bright living room and a dining area, perfect for family meals or gatherings with friends. The well-appointed kitchen is functional and leads to a ground floor family bathroom, complemented by a separate cloakroom for added convenience.

The first floor houses three double bedrooms, each offering ample space and natural light, making them perfect retreats at the end of the day.

Outside, the property features a forecourt with a tiled pathway, enhancing its curb appeal. The rear courtyard garden is designed for low maintenance, featuring Astro Turfed lawn, providing a perfect space for outdoor relaxation or entertaining without the hassle of extensive upkeep.

With an array of local amenities at your doorstep and excellent transport links, including a train station within walking distance, this property is ideally situated for those looking to enjoy the best of Barry and the surrounding areas. This home is a wonderful opportunity for anyone seeking a comfortable and convenient lifestyle in a thriving community.







FRONT
Fourcourted front, tiled pathway leading to a UPVC double glazed front door.

Entrance Porch
3'04 x 3'05 (1.02m x 1.04m)
Papered ceiling, smoothly plastered walls - part porcelain tiled. Vinyl flooring. Wood laminate flooring. UPVC double glazed front door with obscured glass insert and skylight. Wood panel door leading through to the entrance hallway.

Entrance Hallway
3'04 x 10'07 (1.02m x 3.23m)
Papered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wood panel door leading through to the entrance porch. Wood framed door with glass insert leading through to dining room. Fitted carpet staircase rising to the first floor.

Dining Room
11'02 x 12'06 (3.40m x 3.81m)
Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the rear. Wall mounted radiator. Through opening to living room. Wood framed door with glass insert leading through to the entrance hallway. Wood panel door leading to kitchen.

Living Room
11'06 x 12'11 (3.51m x 3.94m)
Textured ceiling with coving, smoothly plastered walls with dado rail. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front. Through opening to dining.

Kitchen
9'02 x 11'04 (2.79m x 3.45m)
Smoothly plastered ceiling with coving, papered walls. Vinyl flooring. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Ceramic tiled splashbacks. Wood laminate worktops. Integrated gas hob, integrated double oven. Stainless steel cooker hood. stainless steel 1 1/2 bowl sink. Space for fridge and freezer, space for dishwasher. Through opening via steps to Rear lobby.

REAR LOBBY
2'09 x 7'08 (0.84m x 2.34m)
Smoothly plastered ceilings, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed door with obscured glass insert leading to the rear garden. Wood panel doors leading to a W.C. cloakroom and separate bathroom. Access to cupboard storage with space for a washing machine. Steps to kitchen.

W.C Cloakroom
8'10 x 3'00 (2.69m x 0.91m)
Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window with obscured glass to the rear.

Family Bathroom
8'10 x 6'0 (2.69m x 1.83m)
Smoothly plastered ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Bath with thermostatically controlled shower over head. Pedestal wash hand basin.

Utility Cupboard
Space of washing machine.

FIRST FLOOR

First Floor Landing
5'06 x 11'02 (1.68m x 3.40m)
Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one, two and bedroom three.

Bedroom One
13'09 x 14'10 (4.19m x 4.52m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panel door leading to the first floor landing.

Bedroom Two
8'10 x 11'02 (2.69m x 3.40m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear and side elevation. Wood panel door leading to the first floor landing.

Bedroom Three
8'01 x 9'04 (2.46m x 2.84m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading to the first floor landing.

REAR
Enclosed rear courtyard garden. Laid Astro turfed lawn. Feather edged fencing. Original stone wall. Pathway leading to UPVC double glazed door leading to rear lobby.

COUNCIL TAX
Council tax band C

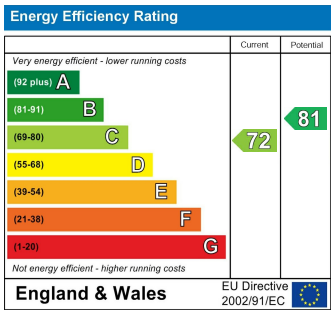
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

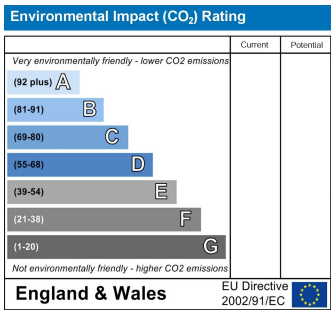
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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











nina estate agents

www.ninaestateagents.co.uk

naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial
The Property Ombudsman
APPROVED CODE