



28 Everard Street, Barry CF63 4PW £220,000 Freehold

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

A much loved three bedroom mid terraced bay fronted traditional dwelling, ideally placed within close proximity of Barry town centre, schools.

The property briefly comprises, entrance porch, hallway, spacious living room, dining room, Fitted kitchen.

To the first floor:- three bedrooms, and a modern family bathroom. Benefiting from gas central heating via a combination boiler and UPVC double glazing.

To the front, a fore-courted area. To the rear, an enclosed low maintenance garden with paved patio area, and rear lane access.



FRONT

Flush front to pavement. Pathway leading to a composite front door to the entrance porch. On street parking.

Entrance Porch

3'00 x 5'04 (0.91m x 1.63m)

Textured ceiling, textured walls- part panelled. Fitted carpet flooring. Composite front door with skylight. Wood frame door with obscured glass insert leading through to the entrance hallway.

Entrance Hallway

3'01 x 7'09 (0.94m x 2.36m)

Smoothly plastered ceiling with coving, papered walls with dado rails. Fitted carpet flooring. Wall mounted radiator. Wood framed door with glass insert leading through to the living room. Fitted carpet staircase rising to the first floor landing. Wood framed original door with obscured glass insert leading through to the entrance porch.

Living Room

11'01 x 22'09 (3.38m x 6.93m)

Papered ceiling with coving, papered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Wood framed single pane window to the rear elevation. Wood framed door with glass insert leading through to the dining room. Access to under stairs storage. A Further wood framed door with glass insert leading through to the entrance hallway.

Dining Room

9'09 x 9'11 (2.97m x 3.02m)

Smoothly plastered ceiling with coving, papered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. Wood framed single pane window to the side elevation. Wood framed door with glass insert via one step leading to the living room. Wood panelled door via two steps leading to the kitchen.

Kitchen

8'07 x 10'01 (2.62m x 3.07m)

Smoothly plastered ceiling, papered walls - Part ceramic tiled. Vinyl flooring. UPVC double glazed window to the rear and side elevations. UPVC double glazed door leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops and up stands. Stainless steel 1 1/2 bowl sink. Space for washing machine, Space for electric cooker, Space for fridge / freezer.

FIRST FLOOR

First Floor Landing

5'01 x 12'01 (1.55m x 3.68m)

Smoothly plastered ceiling with loft access via a pull down fixed ladder, papered walls with dado rail. Fitted carpet flooring. Sliding wood panelled door leading to bedroom one, a further wood panelled doors leading to bedroom two. Steps descending and ascending to further landing with wood panelled doors leading to the family bathroom and bedroom three. Fitted carpet staircase rising from ground floor. Over stairs Storage with wall mounted combination boiler.

Bedroom One

10'10 x 12'05 (3.30m x 3.78m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in wardrobes. Sliding wooden door leading through to the first floor landing.

Bedroom Two

9'06 x 11'07 (2.90m x 3.53m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to built-in storage. Wood panelled door leading through to the first floor landing.

Bedroom Three

4'08 x 9'11 (1.42m x 3.02m)

Smoothly plastered ceiling, wood panelled walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to storage. Wood panelled door leading to the first floor landing.

Bathroom

6'02 x 7'09 (1.88m x 2.36m)

PVC panelled ceiling and walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed

window with obscured glass to the side elevation. Bath with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

Hobby Area / Loft Space

10'09 x 12'11 (3.28m x 3.94m)

Smoothly plastered ceiling with Velux window. Smoothly plastered walls. Fitted carpet flooring. Access to eaves storage. Build in storage. Drop down fixed ladder to first floor landing.

REAR

Enclosed rear garden. Paved patio area. Steps leading to a paved pathway and UPVC double glazed door leading to kitchen. Feather edged fencing surrounding. Lane access to rear.

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

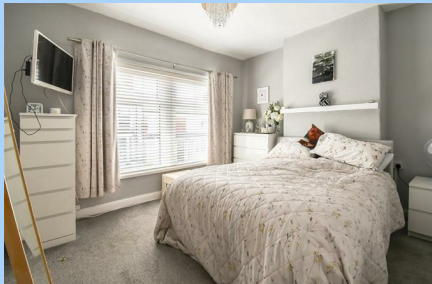
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TENURE

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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