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## 45 Castle Street, Barry CF62 6JS £215,000 Freehold

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

Situated in the heart of Barry on the charming Castle Street, this delightful terraced house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-proportioned interiors, this property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features three comfortable bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout. The well-appointed bathroom caters to all your needs, ensuring convenience for the entire household.

The location on Castle Street offers easy access to local amenities, schools, and parks, making it an ideal setting for family life. With its blend of character and modern living, this terraced house is a wonderful place to call home.

Whether you are looking to settle down or invest in a property with great potential, this residence is not to be missed. Come and experience the charm of Barry living in this lovely home.



## FRONT

Forecourted to the front with paving. UPVC double glazed front door opening to the entrance porch.

## ENTRANCE HALLWAY

19'6 x 5'5 (5.94m x 1.65m)

Textured ceiling, papered walls, fitted carpet, and a radiator. A glass-panelled wooden door opens to the entrance porch, featuring a textured ceiling, papered walls with timber panelling, and fitted carpet. The porch has a UPVC double-glazed front door. From the hallway, glass-panelled doors open to the living room, dining room, and kitchen. There is also an under-stair storage cupboard and a wall-mounted radiator.

## LIVING ROOM

13'0 x 10'3 (3.96m x 3.12m)

Textured ceiling with coving, papered walls, fitted carpet, a wall-mounted radiator, and a UPVC double-glazed window to the front. Bi-folding glass panel doors opening to the dining room.

## DINING ROOM

13'0 x 11'1 (3.96m x 3.38m)

Textured ceiling with coving, plastered walls, fitted carpet, and a space for an electric fireplace with a marble hearth. It also includes a radiator and a UPVC double-glazed window overlooking the rear.

## KITCHEN

13'4 x 8'4 (4.06m x 2.54m)

The kitchen features a plastered ceiling and walls with tile-effect laminate flooring. It is equipped with high-level and base units, work surfaces, and space for appliances, including an electric oven and an integrated electric hob. Finishing touches include ceramic splash-back tiles, a stainless steel sink with a drainer and mixer tap, and a radiator. A UPVC double-glazed window and French doors open to the side aspect. A wooden door leads to the family bathroom.

## FAMILY BATHROOM

8'4 x 7'0 (2.54m x 2.13m)

Sloping plastered ceiling, tiled walls, and vinyl flooring. The bathroom contains a bath with twin taps and an electric shower over, a close-coupled toilet, a pedestal wash basin with a mixer tap, a vertical towel rail heater, an extractor fan, and a UPVC obscure glass window to the rear.

## UTILITY AREA

The side aspect has a polycarbonate roof, plastered walls, and vinyl wood-effect flooring, with UPVC double-glazed doors and windows opening to the rear garden.

## FIRST FLOOR

### LANDING

12'8 x 6'2 (3.86m x 1.88m)

Textured ceiling, coving, papered walls, and fitted carpet. It features a UPVC double-glazed window to the rear and wooden doors leading to the bedrooms.

### BEDROOM ONE

12'1 x 9'2 (3.68m x 2.79m)

Textured ceiling, papered walls, fitted carpet, a radiator, a fitted wardrobe, and a UPVC double-glazed window to the front.

### BEDROOM TWO

11'5 x 9'6 (3.48m x 2.90m)

Textured ceiling, papered walls, fitted carpet, a radiator, a rear-facing UPVC double-glazed window, and a fitted wardrobe which houses the wall-mounted combination boiler.

### BEDROOM THREE

8'9 x 7'9 (2.67m x 2.36m)

Textured ceiling with loft access, papered walls, fitted carpet, a radiator, and a front-facing UPVC double-glazed window.

## REAR GARDEN

The fully enclosed rear garden is surrounded by brick-built walls and features a porcelain patio, space for a garden shed, and a wooden gate that opens to the rear lane.

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

