



## 19 Victoria Road, Barry CF62 6PG £220,000 Freehold

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

Nestled in the desirable West End of Barry, this charming mid-terrace house on Victoria Road offers a perfect blend of traditional character. The property boasts a spacious layout.

Upon entering, you are welcomed by a bright entrance hallway that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The adjoining dining room provides an inviting space for family meals and gatherings. The fitted kitchen offering storage and workspace for culinary enthusiasts. Additionally, a utility area and w.c cloakroom enhances practicality, ensuring that daily chores are easily managed.

The property features two bedrooms, providing a peaceful retreat for rest and relaxation. The master bedroom benefits from an en-suite shower room.

Situated close to local shops, schools, and public transport links, this home is ideally positioned for those seeking a vibrant community atmosphere. The West End of Barry is known for its friendly neighbourhood and accessibility, making it a sought-after location for many.

This terraced house presents an excellent opportunity for anyone looking to settle in a charming area with all essential amenities at their doorstep. With its spacious interiors and prime location, this property is not to be missed.



## FRONT

Fourcotted front, paved pathway leading to a UPVC double glazed front door.

## Entrance Hallway

5'07 x 11'05 (1.70m x 3.48m)

Smoothly plastered ceiling with coving, papered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. A stained-glass window. UPVC double glazed front door with obscured glass insert and skylight. Access to understairs storage. Wood framed door with glass insert leading through to the living / dining room.

## Living Room

12'04 x 16'01 (3.76m x 4.90m)

Polystyrene ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Obscured glass divider between living and dining room. Wood panelling. Feature fireplace with electric fire. UPVC double glazed window to the rear elevation. Wood framed door with obscured glass insert via one step through to the kitchen.

## Kitchen

8'00 x 10'11 (2.44m x 3.07m)

Suspended ceiling, papered walls. Ceramic tiled splashback's. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed door with obscured glass insert leading to the rear garden. Fitted kitchen, comprising of base units. Wood laminate worktops. Stainless steel sink. Space for undercounter fridge and freezer. Space for electric cooker. Wood framed door with obscured glass insert leading to living room

## W.C Cloakroom & Utility

4'11 x 8'00 (1.50m x 2.44m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Aluminium Framed window with obscured glass to the site elevation. Base units. Wood laminate worktop. Space for washing machine. Pedestal wash hand basin, close coupled toilet. Wall mounted combination boiler. Wood framed door leading through to the kitchen.

## FIRST FLOOR

### First Floor Landing

2'07 x 7'00 (0.79m x 2.13m)

Polystyrene ceiling. Plastered walls with dado rail. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and bedroom two.

### Bedroom One

12'05 x 14'11 (3.78m x 4.55m)

Polystyrene ceiling with coving. Panelled walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to a ensuite shower room. A further wood panelled door leading through to the first floor landing. Built in Wardrobes.

### Bedroom Two

8'10 x 11'02 (2.69m x 3.40m)

Polystyrene ceiling with coving. Wood panelled walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the first floor landing.

### En-Suite

6'10 x 11'02 (2.08m x 3.40m)

Smoothly plastered ceiling with inset lights, aqua panelled walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows with obscured glass to the front. Double shower with electric shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the master bedroom.

## REAR

Enclosed rear garden, with paved patio area and pathway. Planted established shrubbery. Rear access to Lane. Access to outside storage building. Feather edge fencing.

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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	EU Directive 2002/91/EC



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350