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38 Vale Street, Barry CF62 6JQ Chain Free £180,000 Freehold

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

**** NO FORWARDING CHAIN**** Nestled in the desirable Vale Street of Barry, this charming mid-terraced house offers a blend of traditional features and modern comforts. With two well-proportioned bedrooms and a family bathroom.

Situated in a sought-after location, this home is within easy reach of local shops, schools, and public transport links. For those who enjoy the outdoors, Porthkerry Country Park is just a short walk away, offering scenic coastal walks to numerous beaches. This property presents an excellent opportunity for those looking to embrace the vibrant lifestyle that Barry has to offer.

Upon entering, you are welcomed by a spacious bright and airy living room, seamlessly connected to the dining area, creating an ideal space for entertaining guests or enjoying family meals. The fitted kitchen is practical and functional.

The first floor houses two double bedrooms. The family bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from gas central heating via a combination boiler, ensuring warmth and comfort throughout the year. Additionally, UPVC double glazing enhances energy efficiency and noise reduction, making for a tranquil living environment.

Externally, the property boasts a charming front that is flush to the pavement, while the rear courtyard garden features a paved patio area, perfect for outdoor relaxation. A further area to the side perfect for storage, the rear garden provides a private space for al fresco dining or gardening.



FRONT

Flush fronted property. On street parking. UPVC double glazed front door.

Entrance Hallway

2'08 x 14'01 (0.81m x 4.29m)

Paper ceiling with coving, papered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and skylight. Through opening to living / dining room. Fitted carpet staircase rising to the first floor.

Living Room

10'07 x 11'02 (3.23m x 3.40m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. UPVC double glazed window to the front elevation. Through opening to hallway. Through opening to dining area.

Dining Room

10'04 x 13'01 (3.15m x 3.99m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to living room. Wood sliding door leading through to kitchen.

Kitchen

7'11 x 13'09 (2.41m x 4.19m)

Textured ceiling, papered walls. Ceramic tiled flooring. UPVC double glazed window to the side elevation. UPVC double glazed door with obscured glass, leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminated worktops. Integrated four ring gas hob, integrated oven. Space for washing machine. Space for fridge / freezer. Wall mounted combination boiler. Stainless steel sink. Cooker hood. Sliding wood door leading through to living / dining.

FIRST FLOOR

First Floor Landing

5'00 x 13'05 (1.52m x 4.09m)

Smoothly plastered ceiling with loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wood framed doors leading to bedrooms one, two, and the family bathroom.

Bedroom One

10'06 x 13'09 (3.20m x 4.19m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood framed door leading through to the first floor landing.

Bedroom Two

8'04 x 13'04 (2.54m x 4.06m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door leading through to the first floor landing.

Family Bathroom

7'08 x 9'07 (2.34m x 2.92m)

Textured ceiling, porcelain tiled walls - part wood panelled. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Corner bath, separate shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door via one step leading to the first floor landing.

REAR

Enclosed rear courtyard garden. Paved pathway and patio area via one step. UPVC double glazed door leading to kitchen.

COUNCIL TAX

Council tax band

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

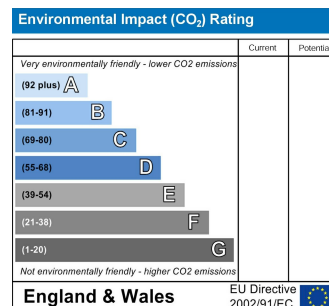
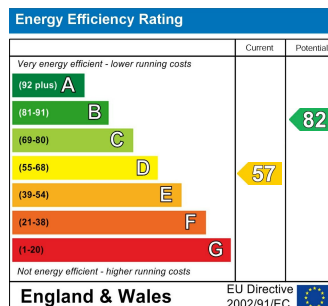
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PROCEEDS OF CRIME ACT 2002

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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