



10 Wenvoe Terrace, Barry CF62 7ES £197,500 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Nestled in the charming area of Wenvoe Terrace, Barry, this mid-terraced family home presents a wonderful opportunity for those looking to create their dream residence. Conveniently located close to shops and public transport, this home offers easy access to local amenities and travel options, making it an ideal choice for those who value both comfort and convenience.

With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home. One of the standout features of this home is the breathtaking panoramic sea views, which can be enjoyed from various vantage points within the property.

While the house is in need of refurbishment, this presents a unique chance for buyers to personalise the space to their taste and style. With a little imagination and effort, this property can be transformed into a stunning family home that reflects your individual preferences.

In summary, this terraced house in Wenvoe Terrace is a promising investment for anyone looking to put their own stamp on a property while enjoying the benefits of a prime location and spectacular views. Don't miss the chance to make this house your home.



FRONT

Forecourt with decorative chippings and pot plants. Wrought iron fencing. Views across the Old Harbour and Bristol channel. Steps rising to a UPVC double glazed front door.

PORCH

Papered ceiling with coving, papered walls and timber panelling. Carpet flooring. Wooden glass panel door opening.

ENTRANCE HALLWAY

20'8 x 5'7 (6.30m x 1.70m)

Papered ceiling with coving and corbels. Papered walls. Carpet flooring. Radiator. Wooden glass panel doors opening to living and dining room. Stairs rising to the first floor and storage under. Doorway to kitchen.

LIVING ROOM

14'5 x 12'11 (4.39m x 3.94m)

Plastered ceiling, papered walls, carpet flooring. UPVC bay window overlooking the front aspect with views across The Old Harbour and Bristol channel. Radiator. Gas fireplace.

DINING ROOM

12'9 x 10'11 (3.89m x 3.33m)

Papered ceiling, papered walls, carpet flooring. UPVC double glazed window overlooking the utility room. Radiator.

KITCHEN

10'1 x 8'4 (3.07m x 2.54m)

Polystyrene tiled ceiling. Papered walls. Vinyl flooring. UPVC double glazed window to the side aspect. Kitchen comprises of wall units, base units and worksurfaces over. Space for all appliances. Plumbing for washing machine and dish washer. Door to bathroom and UPVC double glazed door to utility room.

UTILITY ROOM

7'11 x 6'0 (2.41m x 1.83m)

Polycarbonate roof, rendered walls and carpet flooring. UPVC double glazed door to rear garden. Space for tumble drier. Space for fridge/freezer.

BATHROOM

8'11 x 7'4 (2.72m x 2.24m)

PVC cladding to ceiling, Aqua panelling to all walls. UPVC double glazed window. Bathroom comprises of bath with mixer tap over. Pedestal wash hand basin. Close coupled toilet. Towel rail heater. Shower cubicle with mains operated shower over. Vinyl flooring. Storage cupboard.

FIRST FLOOR

LANDING

Papered ceiling with loft access. Papered walls. Fitted carpet flooring. Doors to bedrooms.

MAIN BEDROOM

17'0 x 15'1 (5.18m x 4.60m)

Papered ceiling with coving, papered walls, fitted carpet flooring. Radiator. UPVC double glazed window and bay window overlooking the front aspect with views across the Bristol channel and beyond.

BEDROOM TWO

12'8 x 12'4 (3.86m x 3.76m)

Polystyrene tiled ceiling, papered walls, fitted carpet flooring. Fitted storage cupboards. UPVC double glazed window to the rear. Radiator.

BEDROOM THREE

12'4 x 8'7 (3.76m x 2.62m)

Sloping textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear. Radiator. Wall mounted combination boiler.

REAR GARDEN

Enclosed courtyard garden with patio area and steps rising to a further garden with mature shrubbery.

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

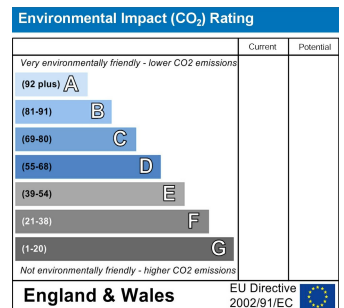
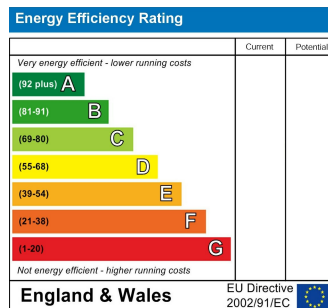
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

