



36 Fryatt Street, Barry CF63 4JU £180,000 Freehold

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

An immaculately presented mid terraced, traditional property ideally positioned in the Town Centre location of Barry. A few minutes walk to Barry Dock train station and all amenities.

The property briefly comprises, entrance hallway, living room, dining room with stairs rising to first floor and a fitted kitchen. To the first floor, two double bedrooms and a spacious family bathroom.

Benefiting from gas central heating and UPVC double glazing throughout. To the front, flush fronted to the pavement. To the rear, an enclosed garden, patio and laid to lawn with a raised decked sun terrace.

Viewing essential.



FRONT

Flush fronted to the pavement. Enter property via UPVC double glazed opaque glass front door. Skylight.

Entrance Hallway

9'02" x 3'03" (2.79m x 0.99m)

Textured ceiling. Smoothly plastered walls. Laminate flooring. Radiator. UPVC double glazed front door with obscured glass insert. Wood framed doors with glass inserts leading to living room and dining room.

Living Room

13'08" max x 9'0" max (3.25m max x 2.74m max)

Textured ceiling with moulding. Picture rail. Smoothly papered walls. Radiator. Laminate flooring. UPVC double glazed window to the front.

Dining Room

13'02" max x 13'10" max (4.01m max x 4.22m max)

Textured ceiling, plastered walls. Wall mounted radiator. UPVC double glazed window to the rear. Laminate flooring. Stairs rising to the first floor. Archway and step leading into the kitchen. Fireplace with stone hearth.

Kitchen

8'08" max x 7'08" max (2.64m max x 2.34m max)

Textured ceiling, plastered walls, porcelain tiled splashbacks. UPVC double glazed window to the rear. UPVC double glazed part opaque door leading into the garden. Wall mounted Worcester combination boiler. Space for fridge/freezer space for washing machine. Integrated electric oven gas hob, stainless steel sink.

FIRST FLOOR

First Floor Landing

13'06" x 2'09" (4.11m x 0.84m)

Textured ceiling. Papered walls. Radiator. Fitted carpet. Doors to two bedrooms and family bathroom.

Bedroom One

14'06" max x 14'04" max (4.42m max x 4.37m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. Radiator. Two UPVC double glazed windows to the front.

Bedroom Two

11'04" max x 10'10" max (3.45m max x 3.30m max)

Textured ceiling, papered walls. Fitted carpet. Radiator. UPVC double glazed fire escape window to the rear. Built in cupboard.

Family Bathroom

8'08" max x 7'09" max (2.64m max x 2.36m max)

Step down into bathroom. Textured ceiling with attic hatch. UPVC double glazed opaque glass window to the rear of the property. Close coupled cistern WC. Vanity unit wash hand basin. Chrome towel rail radiator. Bath with electric shower over. Tiled to splash back areas. Ceramic tiled floor.

REAR

Enclosed rear garden. Patio area, Steps leading to laid lawn, flower beds. Further steps leading to a raised composite decked seating area. feather edged fencing surrounding.

COUNCIL TAX

Council tax band B

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	70	
(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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