



27 Victoria Road, Barry CF62 6PG £230,000 Freehold

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

Situated on the charming Victoria Road in Barry, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

Victoria Road is a lovely area, known for its friendly community and proximity to local amenities, including shops, schools, and Porthkerry Country Park. This property not only offers a comfortable living space but also the chance to enjoy the vibrant lifestyle that Barry has to offer.

In summary, this end terrace house on Victoria Road is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its appealing features and convenient location, it is sure to attract interest from a variety of prospective homeowners.



FRONT

The property is approached via a paved front patio area with brick-built boundary walls. Access to the hallway is through a UPVC double-glazed front door with a skylight and stained-glass side panel.

ENTRANCE HALLWAY

The entrance hallway has a papered ceiling with coving, papered walls with picture rails, wood-effect flooring, and under-stairs storage. Carpeted stairs lead to the first floor, and a traditional wooden door opens to the living and dining room.

LIVING/DINING ROOM

27'10 x 16'0 (8.48m x 4.88m)

This L-shaped room features a papered ceiling with coving, plastered walls, and fitted carpet. A UPVC double-glazed bay window overlooks the front, and another UPVC double-glazed window overlooks the rear garden. The room includes wall-mounted radiators and a feature fireplace with a marble hearth and wooden mantle. It is an open-plan space with a designated dining area, from which steps lead down to the kitchen.

KITCHEN

12'7 x 7'9 (3.84m x 2.36m)

Plastered ceiling with inset spotlights, plastered walls with coving, tiled splashback areas, and tiled flooring. A UPVC double-glazed window and door open to the rear garden. The Shaker-style kitchen is fitted with eye-level and base units, laminate work surfaces, an under-counter fridge and freezer, an electric fan-assisted oven with a gas hob, and an extractor fan. A wall-mounted radiator is also present. A wooden door leads to the WC and utility area.

UTILITY/W.C

8'1 x 3'2 (2.46m x 0.97m)

This cloakroom features a plastered ceiling with inset spotlights and coving, plastered walls, and a continuation of the tiled flooring from the kitchen. It has plumbing for a washing machine with a laminate work surface over it, a vanity wash hand basin with a mixer tap, a close-coupled toilet, and a wall-mounted radiator.

FIRST FLOOR

LANDING

The first floor landing features a plastered ceiling with coving, loft access, plastered walls, and fitted carpet. Traditional wooden doors provide access to the bedrooms and the family bathroom.

BEDROOM ONE

14'3 x 11'3 (4.34m x 3.43m)

The master bedroom includes a plastered ceiling with coving, plastered walls with picture rails, and a feature wallpapered wall. It has fitted carpet flooring, two UPVC double-glazed windows overlooking the front of the property, and a wall-mounted radiator.

BEDROOM TWO

11'0 x 8'9 (3.35m x 2.67m)

Plastered ceiling with coving, plastered walls with picture rails, and a feature wallpapered wall. It is finished with fitted carpet flooring, a UPVC double-glazed window overlooking the rear, a fitted wardrobe, and a wall-mounted radiator.

FAMILY SHOWER ROOM

9'9 x 8'6 (2.97m x 2.59m)

features a plastered ceiling with coving, plastered walls with picture rails, and wood-effect flooring. A UPVC double-glazed obscure glass window overlooks the rear. The suite includes a walk-in double shower cubicle with a sliding glass screen and a mains-operated shower, a pedestal wash hand basin with a mixer tap, and a close-coupled toilet. A cupboard houses the wall-mounted combination boiler, and there is a wall-mounted radiator.

REAR GARDEN

The enclosed south facing rear garden is a low-maintenance space surrounded by timber fencing and brick-built walls. It includes a paved patio area with steps descending to a further patio, mature shrubbery, raised flower beds, an outside tap, and a wooden gate providing access to a 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

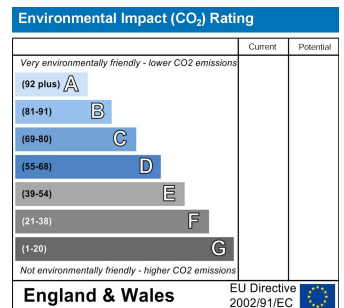
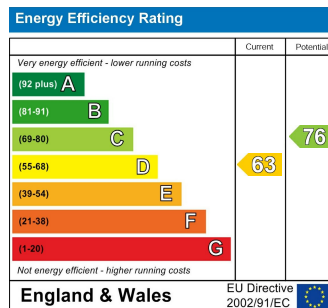
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TENURE

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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