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## 50 Brook Street, Barry CF63 4PT £182,000 Freehold

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

This traditional mid-terraced house presents an excellent opportunity for both first-time buyers and families alike. With no forward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed into a spacious through living / dining area, creating a perfect space for entertaining or relaxing with loved ones. The fitted kitchen is practical and functional, catering to all your culinary needs. The bathroom is conveniently located on the ground floor, ensuring ease of access for all.

Venturing to the first floor, you will find three generously sized double bedrooms, each offering ample space for rest and relaxation.

The property boasts a flush front that opens directly onto the pavement, providing on-street parking for your convenience. At the rear, you will discover an enclosed garden, complete with a patio area ideal for al fresco dining and a lawn that offers a lovely space for gardening enthusiasts to cultivate their green fingers. Additionally, the rear lane access adds an extra layer of practicality.

Situated close to local shops, schools, and public transport links, this home is perfectly positioned for easy access to all the amenities Barry has to offer. This delightful property is not to be missed, so arrange a viewing today.

IN ACCORDANCE WITH SECTION 21 OF THE ESTATE AGENTS ACT 1979, I HEREBY DECLARE THERE IS A PERSONAL INTEREST IN THE SALE OF THIS PROPERTY. A MEMBER OF STAFF OF THIS FIRM IS AN OWNER OF THE PROPERTY IN QUESTION



## FRONT

Flush front to pavement. UPVC double front door leading to the entrance hallway.

## Entrance Hallway

3'01 x 12'08 (0.94m x 3.86m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and skylight. Fitted carpet staircase rising to the first floor. Wood panelled door leading to the living / dining room.

## Living / Dining

10'09 x 21'08 (3.28m x 6.60m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed windows to the front and rear elevations. Access to under stairs storage. Wood panelled door leading through to the entrance hallway. A further wood panelled door leading through to the kitchen.

## Kitchen

7'04 x 8'00 (2.24m x 2.44m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashback's. UPVC double glazed windows to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for gas cooker, space for washing machine. Through opening to rear lobby.

## Rear Lobby

2'08 x 7'02 (0.81m x 2.18m)

Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. Space for fridge / freezer. UPVC double glazed door with obscured glass insert leading to rear garden. Through opening to kitchen. Wood panelled door leading through to downstairs bathroom.

## Family Bathroom

5'08 x 7'02 (1.73m x 2.18m)

Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashbacks. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet.

## FIRST FLOOR

### First Floor Landing

5'00 x 11'07 (1.52m x 3.53m)

Smoothly plastered ceiling with drop down hatch and fixed ladder leading to a hobby area, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three.

### Bedroom One

10'05 x 13'02 (3.18m x 4.01m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading through to the first floor landing.

### Bedroom Two

7'10 x 10'09 (2.39m x 3.28m)

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

### Bedroom Three

7'08 x 7'10 (2.34m x 2.39m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing. Housed wall mounted combination boiler. Wood panelled door leading to the first floor landing.

## REAR

Enclosed rear garden, pathway. Paved patio area. Laid to lawn. Rear lane access. UPVC double glazed door leading to the rear lobby.

## 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

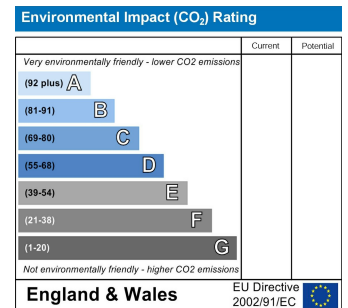
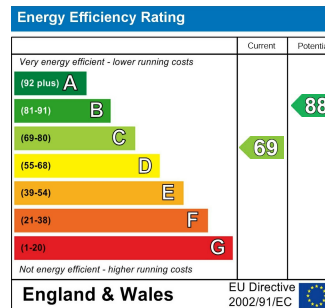
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

## AGENTS DISCLAIMER

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