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35 Laura Street, Barry CF63 2NU £200,000 Freehold

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

Situated in the charming East end of Barry, this beautifully presented terraced house offers a delightful blend of traditional character and modern convenience. With its prime location, residents will enjoy easy access to the link road leading to Culverhouse Cross and the M4, making commuting a breeze.

Upon entering, you are welcomed by a spacious entrance hallway that leads into a generous living room and dining area, perfect for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits.

The first floor boasts two inviting bedrooms, each offering a comfortable retreat, and a spacious family bathroom. The property is further enhanced by its picturesque views across the local farmland from the front elevation, creating a serene atmosphere.

Step outside to discover an impressive level garden at the rear, beautifully landscaped with mature shrubbery, providing a tranquil outdoor space for gardening or leisure. The garden also features lane access and a storage shed, adding to the convenience of this lovely home.

With its flush fronted design to the pavement, this property exudes curb appeal and charm. Viewing is highly recommended to fully appreciate all that this delightful home has to offer.



FRONT

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

Entrance Hallway

2'09 x 13'02 (0.84m x 4.01m)

Textured ceiling, textured 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 framed glazed door leading through to the living / dining room.

Living Room

9'09 x 10'03 (2.97m x 3.12m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation fireplace with stone hearth through opening to dining.

Dining Room

10'07 x 12'00 (3.23m x 3.66m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to living room. Wood framed glazed door leading through to the entrance hallway. Wood framed glazed door leading through to the fitted kitchen.

Kitchen

8'02 x 9'07 (2.49m x 2.92m)

Textured ceilings, plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. UPVC double glazed window to the side elevation. UPVC double glazed door with obscured glass leading to the rear garden. A modern fitted kitchen, comprising of wall and base units. Wood laminate worktops. Belfast sink. Integrated four ring gas hob. Integrated double oven. Stainless steel cooker hood. Space for fridge freezer, space for washing machine. Space for dishwasher. Access to pantry. Wood framed glazed door leading through to the dining room.

FIRST FLOOR

First Floor Landing

5'04 x 12'02 (1.63m x 3.66m)

Textured ceiling with loft access via a pulldown fixed ladder, Papered walls with dado rail. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

9'09 x 12'05 (2.97m x 3.78m)

Textured ceiling, plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panel door leading through to the first floor landing. Access to built-in storage.

Bedroom Two

7'09 x 12'02 (2.36m x 3.71m)

Textured ceiling, plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door to the first floor landing.

Family Bathroom

8'02 x 9'06 (2.49m x 2.90m)

Textured ceiling, plastered walls. LVT flooring. Wall mounted radiator. Porcelain tiled splashback's. UPVC double glazed window with obscured glass to rear elevation. Pedestal wash hand basin. Bath, with electric shower overhead. Close coupled toilet. built-in storage with wall mounted combination boiler.

REAR

Enclosed rear garden. Feather edged fencing surrounding. Original Stonewall. Paved patio area. Laid decorative pebbles. Access to storage shed from both garden side and rear lane side. Rear lane access UPVC double glazed door with obscured glass insert leading into kitchen.

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			89
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

