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## 490 Gladstone Road, Barry CF63 1NL Chain Free £225,000 Freehold

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

**\*\*NO CHAIN\*\*** Situated on the charming Gladstone Road in Barry, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-maintained exterior, this property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room, a formal dining space, or a playroom for the children. The natural light that floods through the windows enhances the inviting atmosphere, making it a perfect setting for family gatherings or quiet evenings at home.

The house boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are well-proportioned, providing plenty of space for furnishings and personal touches. The layout is ideal for families, ensuring that everyone has their own space while still being close together.

Completing this charming home is a well-appointed bathroom, designed for both functionality and comfort. It provides all the essentials for your daily routines, making it a practical addition to the property.

Situated in a desirable location, this terraced house is conveniently close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of space, comfort, and potential, this property on Gladstone Road is not to be missed. Whether you are looking to settle down or invest, this home offers a wonderful opportunity to create lasting memories.



## FRONT

Forecourt frontage with stone chippings. Pathway leading to a composite double glazed front door opening to storm porch.

## ENTRANCE PORCH

Glass panelled wooden door opening to the entrance hallway.

## HALLWAY

12'8 x 5'9 (3.86m x 1.75m)

Papered ceiling with coving; plastered walls; traditional tiled flooring; wall-mounted radiator; meter cupboards; under-stairs cloak storage.

## DINING ROOM

8'4 x 5'9 (2.54m x 1.75m)

Plastered ceiling with coving; plastered walls; wood-effect flooring. Archway opening to through living/dining room.

## LIVING ROOM

24'4 x 10'6 (7.42m x 3.20m)

Textured ceiling with coving; plastered walls; wood flooring throughout; wall-mounted radiators. UPVC double glazed bay window overlooking front elevation; obscure-glass UPVC window overlooking extended kitchen.

## KITCHEN

14'8 x 9'7 (4.47m x 2.92m)

Plastered ceiling; plastered walls; tiled flooring; ceramic-tile splashbacks; integrated ceiling spotlights; wall-mounted radiators. UPVC double glazed window and door to rear garden. Eye-level wall units; base units; laminate work surfaces; stainless-steel sink with drainer and mixer tap; integrated electric oven; integrated gas hob with extractor fan above; plumbing for washing machine; integrated dishwasher; space for American-style fridge-freezer.

## FIRST FLOOR

### LANDING

9'1 x 5'7 (2.77m x 1.70m)

Papered ceiling with loft access; coving; plastered walls; newly fitted carpet; wooden balustrade; stairs descending to hallway. Access: wooden doors to three bedrooms and family bathroom

### BEDROOM ONE

11'0 x 10'2 (3.35m x 3.10m)

Plastered ceiling with coving; plastered walls; fitted carpet; Radiator. UPVC double glazed overlooking front elevation.

### BEDROOM TWO

11'8 x 10'5 (3.56m x 3.18m)

Plastered ceiling with coving; plastered walls; fitted carpet; wall-mounted radiator. UPVC double glazed overlooking rear elevation.

### BEDROOM THREE

6'3 x 5'8 (1.91m x 1.73m)

Plastered ceiling with coving; plastered walls; fitted carpet; wall-mounted radiator. Window: UPVC double glazed overlooking front elevation.

### FAMILY BATHROOM

5'8 x 5'6 (1.73m x 1.68m)

Plastered ceiling with inset spotlights; porcelain tiled walls; tiled flooring; towel rail heater. UPVC double glazed overlooking rear elevation. Close-coupled toilet; wall-mounted vanity wash-hand basin with mixer tap and storage; bath with mixer tap; mains-operated shower over with handheld attachment.

## REAR GARDEN

UPVC door from kitchen; rear gate to lane. Steps up to paved patio; brick-built surrounding wall; raised decked area with steps; deck with wooden balustrade; space for garden seating. Wall-mounted lighting; outside lighting; outside tap.

## 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

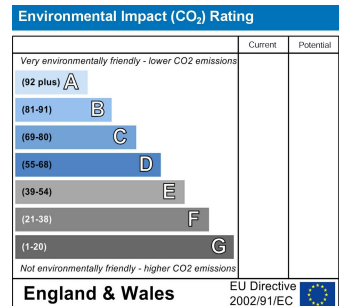
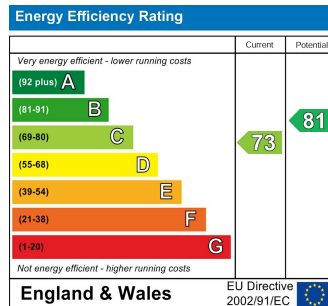
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## PROCEEDS OF CRIME ACT 2002

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.



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