



131 Barry Road, Barry CF62 9BE £195,000 Leasehold

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

Positioned on Barry Road in Barry, this mid-terraced traditional property presents an excellent opportunity for families seeking a welcoming and spacious home. This much-loved family residence boasts two generous reception rooms, and a spacious kitchen perfect for entertaining guests or enjoying quiet family evenings.

The property features three well-proportioned bedrooms, ensuring ample space for relaxation and rest, the first floor also is home to a family bathroom, thoughtfully designed to cater to the needs of a busy household. Ascend to the second floor, where you will discover a delightful hobby area, ideal for pursuing creative interests. Additionally, this floor includes a convenient shower room, enhancing the practicality of the home.

Outside, the enclosed rear garden offers a private sanctuary, perfect for outdoor gatherings, gardening, or simply unwinding in the fresh air. The outdoor space also benefits from a wood lodge giving versatility for entertaining or an ideal work location. The garden provides ample areas for garden furniture.

With its prime location and spacious layout, this terraced home is a wonderful choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your own.



FRONT

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

Entrance Hallway

3'00 x 16'11 (0.91m x 5.16m)

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

Living Room

10'09 x 14'01 (3.28m x 4.29m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Decorative fireplace. Wood panelled door leading through to the entrance hallway.

Sitting Room / Dining Room

8'10 x 23'02 (2.69m x 7.06m)

Textured ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Original feature fireplace with tiled hearth and surround. UPVC double glazed window to the front elevation. UPVC double glazed French doors leading out to the rear garden. Wood panelled door leading through to the entrance hallway.

Kitchen

8'08 x 11'02 (2.64m x 3.40m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the rear. UPVC double glazed patio door with obscured glass insert and skylight leading to rear garden. Fitted kitchen comprising of wall and base units, including lit cabinetry. Ceramic tiled splashbacks. Wood laminate worktops. Belfast porcelain one and 1/2 bowl sink. Integrated four ring gas hob. Integrated oven. Integrated fridge and freezer. Glass shroud cooker hood. Space for washing machine. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

8'11 x 11'01 (2.72m x 3.38m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls with dado rail. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window with obscured glass to the rear. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising to the second floor.

Bedroom One

11'04 x 11'01 (3.45m x 3.38m)

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

Bedroom Two

10'08 x 11'01 (3.25m x 3.38m)

Smoothly plastered ceiling with coving and inset lights, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panelled door leading through to the first floor landing.

Bedroom Three

8'01 x 12'06 (2.46m x 3.81m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front. Wood panelled door leading through to the first floor landing access to under stairs storage.

Family Bathroom

6'04 x 11'00 (1.93m x 3.35m)

Textured ceiling with inset lights and coving, porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear. Pedestal wash hand basin. Close coupled toilet. Bath with electric shower overhead. Wall mounted boiler. Access to storage. Wood panelled door leading through to the first floor landing.

SECOND FLOOR

Second Floor Landing

4'11 x 11'07 (1.50m x 3.53m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Access to eves storage. Through opening hobby / attic area.

Hobby Area / Attic

9'07 x 10'03 (2.92m x 3.12m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted electric heater. Velux window to the rear. Access to eves storage.

Shower Room

5'01 x 7'06 (1.55m x 2.29m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. Velux window to the rear. Wall mounted wash hand basin. Close coupled toilet. Shower with electric shower overhead.

REAR

An enclosed rear garden with laid AstroTurf lawn and paved patio area, providing ample room for garden furniture. A raised deck area with integrated lit pelmet lighting and space for hot tub. Out door power and lighting. Raised planter with established shrubbery, laid decorative chippings. A wood Lodge, providing ideal opportunity for entertaining or a workplace environment. UPVC double glazed French doors leading into the Sitting / Dining room. UPVC double glazed patio door leading into the kitchen.

Lodge

7'09 x 9'05 (2.36m x 2.87m)

Wooden structure, wood laminate flooring. Power and lighting. Wood framed doors with glass insert leading to a patio area.

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

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 leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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