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18 Gaen Street, Barry CF62 6JZ £225,000 Freehold

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

Situated in the charming West End of Barry, Gaen Street presents a delightful opportunity to acquire a beautifully presented mid-terraced house. This property has been much loved and is ideally situated near Porthkerry Country Park, with a variety of shops, schools, and essential amenities just a stone's throw away.

Upon entering, you are welcomed by a bright entrance hallway that leads into a generous through living and dining room, perfect for both relaxation and entertaining. The spacious fitted kitchen, complete with a breakfast area, offers a practical space for culinary pursuits and family gatherings.

The first floor boasts two well-proportioned double bedrooms, providing ample space for rest and relaxation. A family bathroom, also spacious, completes this level, ensuring convenience for all residents.

Outside, the property features an enclosed garden at the front, with a paved pathway leading to the front door. The rear garden is designed for low maintenance, featuring a laid patio area that offers plenty of room for outdoor furniture, making it an ideal spot for enjoying the sunshine or hosting gatherings. Additionally, there is lane access, adding to the practicality of the outdoor space.

This home benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency. With its appealing features and prime location, early viewing is highly recommended to fully appreciate all that this property has to offer.



FRONT

Fourcourted front, laid decorative chippings. Pathway leading to a UPVC double glazed front door.

Entrance Hallway

2'11 x 13'11 (0.89m x 4.24m)

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

Living / Dining Room

11'04 x 23'10 (3.45m x 7.26m)

Smoothly plastered ceiling with original coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. UPVC double glazed window to the rear elevation. Decorative original fire with tiled surround. Access to understairs storage. Wood panel door to entrance hallway. Glazed wood door leading through to the kitchen / breakfast.

Kitchen / Breakfast

8'02 x 22'06 (2.49m x 6.86m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Ceramic tiled splashback's. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed windows to the side elevation. UPVC double glazed door with obscured glass insert leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated five ring gas hob. Integrated stainless steel cooker hood. Integrated oven and microwave. Space for integrated dishwasher. Space for fridge / freezer.

FIRST FLOOR

First Floor Landing

5'04 x 10'08 (1.63m x 3.25m)

Smoothly plastered ceiling with loft access with pulldown fixed ladder. Papered walls. Fitted carpet flooring. Split-level 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

9'07 x 13'11 (2.92m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built-in wardrobes. Wood panel door leading to the first floor landing.

Bedroom Two

8'03 x 9'11 (2.51m x 3.02m)

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

Family Bathroom

8'08 x 10'09 (2.64m x 3.28m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls - part ceramic tiled. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Original decorative fireplace. Bath with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panel door leading to the first floor landing.

REAR

Enclosed rear courtyard garden. Paved patio area. Access to storage shed. Rear lane access. UPVC double glazed door leading to the kitchen/ breakfast.

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

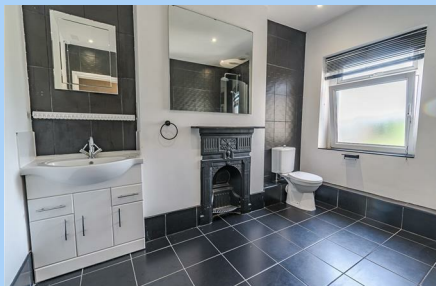
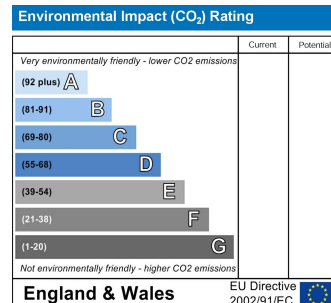
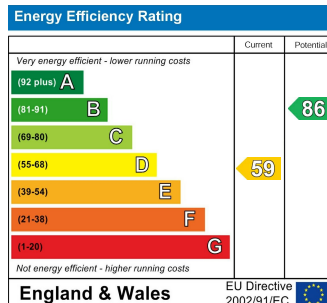
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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



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