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## 3 Palmer Street, Barry CF63 2NH £200,000 Freehold

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

Situated on Palmer Street in the charming town of Barry, this delightful three-bedroom mid-terraced house presents an excellent opportunity for first-time buyers or families seeking a comfortable home. The property is conveniently located near a variety of amenities and public transport options, making daily life both easy and enjoyable.

As you step inside, you are welcomed by a spacious entrance hallway that leads into a bright and airy living/dining area, perfect for entertaining or relaxing with loved ones. The fitted kitchen boasts integrated appliances, finally to the ground floor a family bathroom with bath and separate shower and under floor heating.

The first floor features three generously sized double bedrooms, providing ample space for family members or guests. Each room is designed to offer comfort and versatility, catering to various needs.

Outside, the property showcases a fore court area adding to its curb appeal. The rear garden is a low-maintenance haven, featuring, spacious patio area, timber fencing, and stone walls, creating a serene outdoor space with a hot tub to remain. Additionally, there is access to a double garage equipped with power and lighting, electric roller shutter door leading to the rear lane.

This home benefits from gas central heating with underfloor heating to the bathroom and UPVC double glazing throughout, providing warmth and energy efficiency.

In summary, this property on Palmer Street is an ideal choice for those looking for a stylish and practical home in a vibrant community. Don't miss the chance to make it your own.



## FRONT

Fourcourted front. Wrought iron gate. Pathway leading to a UPVC double glazed front door. Side lane access to rear and garage.

## Entrance Hallway

3'04 x 13'01 (1.02m x 3.99m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC door with obscured glass insert and skylight. Fitted carpet staircase rising to the first floor. Through opening to dining room.

## Living Room

10'06 x 12'11 (3.20m x 3.94m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Through opening to dining room.

## Dining Room

11'02 x 14'05 (3.40m x 4.39m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wood framed door with obscured glass insert leading through to the kitchen. UPVC double glazed window to the rear elevation. Through opening to living room.

## Kitchen

8'08 x 10'04 (2.64m x 3.15m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. 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. Integrated four ring gas hob. Stainless steel hood. Integrated double oven. Composite sink. Space for washing machine. Space for undercounter fridge and freezer.

## Family Bathroom

5'02 x 9'09 (1.57m x 2.97m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls with vent extractor - aqua panels to shower area. Ceramic tiled flooring with thermostatically controlled underfloor heating. UPVC double glazed window with obscured glass to the rear. Vanity wash hand basin, vanity toilet, bath. Separate shower cubical with thermostatically controlled shower overhead. Wood panelled door leading through to inner hallway.

## FIRST FLOOR

### First Floor Landing

5'00 x 10'09 (1.52m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Split-level landing. Wood panelled doors leading to bedrooms one, two and three.

### Bedroom One

10'02 x 14'03 (3.10m x 4.34m)

Textured ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Two

9'00 x 10'06 (2.74m x 3.20m)

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

8'08 x 10'00 (2.64m x 3.05m)

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

## REAR

Enclosed rear court yard garden. Paved patio area. Ample room for garden furniture. Hot tub to remain. Access to double garage.

## GARAGE

16'09 x 19'08 (5.11m x 5.99m)

Electric roller shutter door leading to rear lane access. Power and lighting. Door leading to rear courtyard garden.

## 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.

