



## 13 Laura Street, Barry CF63 2NU £195,000 Freehold

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

**\*\*NO CHAIN\*\*** Welcome to this charming terraced house located on Laura Street in the lovely seaside town of Barry. This property has been fully refurbished by the present seller and boasts a cosy yet modern living space with exposed brick and space for a log burning stove. The kitchen is fully fitted with high quality fittings and fixtures. Moving upstairs, two double bedrooms with original cast iron fireplaces and a bespoke four piece family bathroom suite. To the rear, a larger than average garden with lawn and fencing. Outouses used for storage.

This property offers a sense of community and neighbourly charm. The location on Laura Street provides a peaceful environment while still being close to local amenities and transport links. Whether you're looking for a first home, a place to downsize, or an investment opportunity, this house has the potential to suit various needs. Book a viewing today and envision the possibilities of making this house your home.



## FRONT

Flush fronted, UPVC double glazed obscure glass door into entrance hallway.

## Entrance Hallway

13.04 x 3'11 (3.96m, 1.22m x 1.19m)

Entrance porch with automatic lighting, part tiled walls and fitted carpet flooring. Glass panelled door opening to further hallway. Smoothly plastered ceiling and walls. Porcelain tiled flooring. Fitted carpet flooring. Vertical wall mounted radiator. Fitted carpet stairs rising to the first floor.

## Living Room/Dining Room

23'0 x 10'3 (7.01m x 3.12m)

Throughout living and dining room. Plastered ceiling with inset spotlighting. Plastered walls. Porcelain tiled flooring. Period style wall mounted radiator. Exposed brick feature chimney breasts. Space for log burning stove with slate hearth. UPVC double glazed windows to the front and rear aspects. Oak door to understairs storage. Opening to kitchen.

## Kitchen

10'2 x 8'2 (3.10m x 2.49m)

A modern and fitted kitchen with plastered walls and ceiling. Inset spotlighting. Ceramic tiles surrounded. Wall mounted units and base units with laminate work surface. Electric oven and hob with extractor fan over. Composite 1 1/2 sink with mixer tap over. UPVC double glazed window to side aspect. Door to rear garden.

## FIRST FLOOR LANDING

Plastered ceiling with attic hatch, plastered walls, fitted carpet flooring. Oak doors to bedrooms and family bathroom. Oak balustrade with glass inserts. Radiator.

## Bedroom One

13'11 x 9'8 (4.24m x 2.95m)

Plastered ceiling, plastered walls. UPVC double glazed windows to the front aspect. Period cast iron fireplace. Radiator. Fitted carpet flooring.

## Bedroom Two

12'2 x 8'8 (3.71m x 2.64m)

Plastered ceiling, plastered walls. UPVC double glazed windows to the front aspect. Period cast iron fireplace. Radiator. Fitted carpet flooring.

## Family Bathroom

9'9 x 8'5 (2.97m x 2.57m)

A four piece modern family bathroom with double shower cubicle, mains operated shower overhead. Bath with mixer tap. Vanity wash hand basin with oak surface, ceramic wash hand basin and toilet integrated. Tiling to walls and flooring. UPVC obscured glass window to the rear aspect.

## REAR GARDEN

Porcelain tiled patio with laid to lawn, outbuilding for storage, enclosed with timber fencing.

## 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

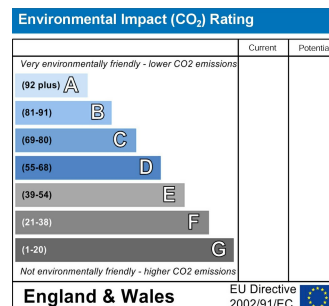
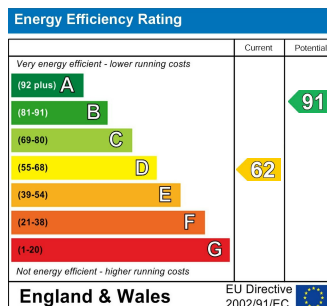
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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