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## 4 Evelyn Street, Barry CF63 4EN £190,000 Freehold

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

Situated in the heart of Barry on Evelyn Street, this charming terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The first floor features two inviting bedrooms, while a thoughtfully designed loft conversion provides a third bedroom on the second floor, ideal for guests or as a private study.

The open plan living and dining room creates a warm and welcoming atmosphere, perfect for entertaining or relaxing with loved ones. Natural light floods the space, enhancing the sense of openness and warmth. The property also boasts a spacious rear garden, providing a wonderful outdoor retreat for gardening enthusiasts or a safe play area for children.

Situated in a prime town centre location, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, all within a short stroll. This home is not only a comfortable living space but also a gateway to the vibrant community of Barry.

In summary, this terraced house on Evelyn Street is an excellent opportunity for those looking for a well-located, spacious home with the added benefit of a lovely garden. Don't miss the chance to make this delightful property your own.



## FRONT

Flush front to pavement; mid-terrace property. UPVC double-glazed front door opening to storm porch.

## Entrance Hallway

Plastered ceiling; papered walls with tile detailing. Doorway opens to entrance hallway. Papered ceiling and walls to hallway; fitted carpet flooring. Wall-mounted radiator. Carpeted stairs to first floor. Wooden door to through living and dining area.

## Living/Dining Room

22'7 x 10'9 (6.88m x 3.28m)

Plastered ceiling with coving; plastered walls with dado rails. Fitted carpet flooring. UPVC double-glazed window to front aspect. Wall-mounted radiator. Under-stairs area with wall-mounted shelving; space for office. Space for large dining suite. Door with step down to kitchen and utility.

## Kitchen

14'5 x 9'7 (4.39m x 2.92m)

Plastered ceiling with coving; plastered walls with ceramic tiles. Ceramic tile flooring. UPVC double-glazed windows and door to rear garden. Eye-level wall units and base units; laminate work surfaces. Plumbing for washing machine and dishwasher. Space for gas cooker. Stainless steel sink with mixer tap and drainer. Wall-mounted Worcester combination boiler. Space for fridge-freezer and under-counter fridge.

## FIRST FLOOR

### Landing

Plastered ceiling; papered walls; fitted carpet flooring. Split-level layout with wooden doors to bedrooms and family bathroom. Fitted carpet stairs rising to loft conversion.

### Bedroom One

12'5 x 10'5 (3.78m x 3.18m)

Plastered ceiling with coving; papered walls. Fitted carpet flooring. UPVC double-glazed windows to front aspect. Wall-mounted radiator. Fitted wardrobes with sliding mirrored doors.

### Bedroom Two

10'8 x 10'2 (3.25m x 3.10m)

Plastered ceiling with coving; plastered walls. Fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window overlooking rear garden.

### Bedroom Three

13'4 x 12'3 (4.06m x 3.73m)

Plastered ceiling with inset spotlights; plastered walls. Wooden Velux windows to front. UPVC double-glazed window to rear. Storage to eaves. Wall-mounted radiator.

### Family Bathroom

9'3 x 7'0 (2.82m x 2.13m)

Sloping plastered ceiling; plastered walls; tiled walls around wet areas. Vinyl flooring. UPVC double-glazed window to rear aspect. Wall-mounted extractor fan. Vertical towel rail and wall-mounted radiator. Bath with mixer tap. Vanity wash basin with storage and mixer tap. Toilet. Shaver points. Shower cubicle with glass screen and electric shower.

## REAR GARDEN

Fully enclosed, level rear garden. Paved patio areas. Brick-built boundary walls. Wooden gate to lane access. Outside lighting and 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

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.

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## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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