



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 50 Churchfields, Barry CF63 1FQ £170,000 Freehold

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

\*\*\* NO ONWARD \*\*\* CHAIN  
Nestled in the charming area of Churchfields, Barry, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

Churchfields is known for its pleasant surroundings and accessibility to local amenities, making it a desirable location for those who appreciate a balance of tranquillity and convenience.

Whether you are looking to buy, this semi-detached house in Churchfields, Barry, is a wonderful choice that combines comfort, practicality, and a lovely community atmosphere. Do not miss the chance to make this charming property your new home.



## FRONT

Allocated parking facilities, laid to lawn with paved pathway leading to UPVC double glazed front door to the entrance hallway.

## HALLWAY

8'11 x 2'9 (2.72m x 0.84m)

Textured ceiling, plastered walls, laminate flooring, doorway opening to kitchen, door to utility room and storage cupboard.

## KITCHEN

8'1 x 6'7 (2.46m x 2.01m)

Textured ceiling, plastered walls, tiled splashback areas and tiled flooring. UPVC double glazed window to the front aspect. Wall mounted combination boiler.

Kitchen comprises of base units with laminate work surfaces over. Space for tall fridge freezer, electric oven and electric hob. Sink with mixer tap over.

## LIVING ROOM

15'7 x 12'9 (4.75m x 3.89m)

Textured ceiling, plastered walls, continuation of wood effect flooring, UPVC double glazed window and door opening to the rear aspect. UPVC double glazed window to the side aspect. Fitted carpet stairs rising to the first floor. Radiator.

## FIRST FLOOR

### LANDING

Textured ceiling, plastered walls, fitted carpet flooring, wooden doors to bedrooms and family bathroom.

### BEDROOM ONE

12'7 x 8'1 (3.84m x 2.46m)

Textured ceiling, plastered walls, fitted carpet flooring, radiator. UPVC double glazed window overlooking the front aspect.

### BEDROOM TWO

12'8 x 7'3 (3.86m x 2.21m)

Textured ceiling, plastered walls, fitted carpet flooring. Storage cupboard. UPVC double glazed windows overlooking the rear aspect. Radiator.

### FAMILY BATHROOM

7'11 x 6'1 (2.41m x 1.85m)

Textured ceiling, plastered walls with ceramic tiles, vinyl flooring, UPVC double glazed window to the side aspect. Enclosed cistern toilet, bath with twin taps over and electric shower over. Vanity wash hand basin. Airing cupboard. Extractor fan.

### REAR GARDEN

Indian flagstone patio, artificial grass, stone chippings with space for pot plants. Feather edged fencing surrounding. Side access to the front aspect. Electrical sockets.

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

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		
England & Wales	EU Directive 2002/91/EC	

