



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



84 Morel Street, Barry CF63 4PN £187,950 Freehold

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

Situated in the heart of Barry on Morel Street, this charming mid-terraced house presents an excellent opportunity for first-time buyers. With no onward chain.

The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, while the family shower room caters to all your needs. Ascend to the first floor, where you will find three generously sized double bedrooms, offering ample space for family or guests.

The exterior of the home is equally appealing. The front of the property is flush to the pavement, enhancing its traditional terraced charm. At the rear, you will discover an enclosed low-maintenance garden, complete with a laid-to-lawn area and a convenient storage shed. The rear lane access adds an extra layer of practicality, making it easy to store bicycles or garden equipment.

This residence benefits from gas central heating via a combination boiler and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Its prime location places you within easy reach of local amenities and just a short stroll from Barry Dock train station, making commuting a breeze.

In summary, this well-presented three-bedroom home on Morel Street is a delightful find, combining comfort, convenience, and character in one attractive package. Don't miss the chance to make it your own.



FRONT

Flush front to pavement, on street permit parking. UPVC double glazed front door with obscured glass insert leading to the entrance hallway.

Entrance Hallway

3'04 x 22'10 (1.02m x 6.96m)

Smoothly plastered ceiling with original coving, panelled walls with dado rail. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to the front living room, dining room, and kitchen. Access to under stairs storage. UPVC double glazed front door with obscured glass insert and skylight.

Living Room

10'06 x 12'07 (3.20m x 3.84m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the entrance hallway.

Dining Room

10'04 x 10'06 (3.15m x 3.20m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the entrance hallway.

Kitchen

10'04 x 12'00 (3.15m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashbacks. Kitchen comprising of base units, wood laminate worktops. Stainless steel sink. Space for washing machine, space for fridge / freezer, space for electric cooker. Wood framed door with glazed insert leading to the entrance hallway. Through opening to rear lobby.

Rear Lobby

2'07 x 2'10 (0.79m x 0.86m)

Aqua panelled ceiling and walls, ceramic tiled flooring. UPVC double glazed door with obscured glass insert leading to the rear garden. Wood panelled door leading to the downstairs shower room.

Shower Room

7'03 x 9'00 (2.21m x 2.74m)

Panelled ceiling with inset lights and vent extractor, ceramic tiled walls and flooring. UPVC double glazed window with obscured glass to the rear elevation. Large double shower with thermostatically controlled rainfall shower overhead. Vanity wash hand basin, close coupled toilet.

FIRST FLOOR

First Floor Landing

6'02 x 11'07 (1.88m x 3.53m)

Smoothly plastered ceiling with loft access, smoothly plastered walls with dado rail - part panelled. Wood laminate flooring. Fitted carpet split level staircase rising from ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three.

Bedroom One

10'05 x 15'11 (3.18m x 4.85m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading to the first floor landing.

Bedroom Two

10'00 x 11'02 (3.05m x 3.40m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wall mounted combination boiler. Wood panelled door leading to the first floor landing.

Bedroom Three

10'00 x 10'07 (3.05m x 3.23m)

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

REAR

Enclosed rear garden, Paved pathway, Laid to lawn. Storage shed. Rear lane access.

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.

