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## 8 Geraint Place, Barry CF63 1RH £189,950 Freehold

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

Situated in the charming Geraint Place, Barry, this delightful end terrace house presents an excellent opportunity for those seeking a new home. Offered for sale with no forward chain, this property is conveniently located just off Treharne Road, providing easy access to local schools and the link road leading to the M4 and Cardiff.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a comfortable living room, perfect for relaxation and entertaining. The kitchen/dining room is well-appointed, offering a lovely space for family meals and gatherings. Additionally, there is access to a large garage/workshop, providing ample storage or workspace for your projects.

The first floor boasts three well-proportioned bedrooms, ideal for families or those needing extra space. A family bathroom completes this level, ensuring convenience for all.

Outside, the property features an enclosed front garden, beautifully landscaped with established shrubbery and a well-maintained lawn. A paved pathway guides you to the rear, where you will find a larger than average garden. This outdoor space is a true gem, with a lush lawn and mature plants, including a pear tree and apple tree, creating a serene environment for outdoor activities or simply enjoying the fresh air.

With parking available for one vehicle, this home combines practicality with comfort. Whether you are a first-time buyer or looking to invest, this property on Geraint Place is a wonderful choice, offering both space and a prime location. Don't miss the chance to make this charming house your new home.



## FRONT

Enclosed front garden with laid to lawn, planted established shrubbery. Paved pathway leading to the rear garden. UPVC double glazed door leading to the entrance hallway.

## Entrance Hallway

6'05 x 12'01 (1.96m x 3.68m)

Textured ceiling, textured walls with dado rail. Vinyl flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panel doors leading to the living room, kitchen / dining. UPVC double glazed door with obscured glass insert leading to the front.

## Living Room

12'01 x 12'07 (3.68m x 3.84m)

Textured ceiling with coving, papered walls with dado rail. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation overlooking front garden. Wood panel door leading to the entrance hallway.

## Kitchen / Dining

9'08 x 19'05 (2.95m x 5.92m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Porcelain tiled splash backs. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. UPVC double glazed door leading out to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for gas cooker. Space for washing machine. Stainless steel cooker hood.

## FIRST FLOOR

### First Floor Landing

6'02 x 6'02 (1.88m x 1.88m)

Textured ceiling with loft access, textured walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one, two and bedroom three. A further wood panel door leading to the family bathroom.

### Bedroom One

12'02 x 12'11 (3.71m x 3.94m)

Textured ceiling with coving, smoothly plastered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to storage housing wall mounted combination boiler. Wood panel door leading through to the first floor landing.

### Bedroom Two

9'08 x 13'00 (2.95m x 3.96m)

Textured ceiling, smoothly plastered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

### Bedroom Three

8'09 x 9'08 (2.67m x 2.95m)

Textured ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door to the first floor landing.

### Family Bathroom

6'01 x 6'07 (1.85m x 2.01m)

Textured ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Walk-in shower with electric shower overhead. Close coupled toilet. Wood panel door leading through to the first floor landing.

## REAR

Larger than average garden. Laid to lawn. Planted established shrubbery. Established Apple and pear trees. Outbuilding for storage and separate outdoor W.C Cloakroom. Roller shutter door leading to garage. Side access to front garden. UPVC double glazed door leading to the kitchen / dining.

## GARAGE

16'00 x 23'02 (4.88m x 7.06m)

Power and lighting. Wall and base units. Wood laminate worktops. UPVC double glazed windows to the side and rear elevations. Roller shutter door. Wood panel door to the kitchen / dining.

## 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.

