

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



Residential Sales



59 Jenner Road, Barry
Vale of Glamorgan CF62 7HQ

£199,950
Freehold

OPEN TO OFFERS.....GARAGE TO THE REAR.....A much loved mid terraced traditional dwelling placed in the ever popular west end location of Barry. Numerous beaches, parks, local schools and bus links are in close proximity. Briefly comprising, entrance porch, hallway, living room, dining room and fitted kitchen.

To the first floor, three bedrooms and a bathroom. To the front an enclosed front garden. To the rear a spacious south facing garden with laid lawn, patio and garage to rear accessed via Dudley place. The property benefits from UPVC double glazing, gas central heating via replacement combination boiler, approx 2015 replacement roof, some original features and far reaching sea views from upper rear elevation. Sold with no onward chain.



FRONT

Enclosed front garden. Laid lawn. Pathway leading to UPVC double glazed opaque glass front door.

Entrance Porch

5'9" max x 3'6" max (1.75m max x 1.07m max)

Poly-carbonate roof. UPVC double glazed opaque glass windows. Concrete floors. UPVC double glazed inner door opening into hallway.

Hallway

Papered ceiling. Papered walls. Fitted carpet covering original black and white tiles. Stairs rising to the first floor. Radiator. Under-stairs storage cupboard. Door opening to kitchen, dining room and living room.

Living Room

13'3" max x 12'1" max (4.04m max x 3.68m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed bay window to the front. Radiator.

Dining Room

18'6" max x 10'10" max (5.64m max x 3.30m max)

Textured ceiling. Picture rail. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator. Door into kitchen.

Kitchen

14'8" max x 8'2" max (4.47m max x 2.49m max)

Papered ceiling. Papered walls. Marley tile vinyl flooring. UPVC double glazed door and window to the rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Radiator. Space for gas cooker and tall fridge freezer. Stainless steel sink.

FIRST FLOOR

Landing

Papered ceiling. Attic hatch. Papered walls. Fitted carpet. Doors to three bedrooms and bathroom. Storage cupboard.

Bedroom 1

13'8" max x 9'9" max (4.17m max x 2.97m max)

Papered ceiling. Picture rail. Papered walls. Fitted carpet. UPVC double glazed windows to the front. Built in wardrobes. Radiator.

Bedroom 2

12'3" max x 11'11" max (3.73m max x 3.63m max)

Papered ceiling. Picture rail. Papered walls. Fitted carpet. UPVC double glazed fire escape window to the rear with far reaching sea views. Cupboard concealing a wall mounted combination boiler. Radiator.

Bedroom 3

7'2" max x 6'5" max (2.18m max x 1.96m max)

Papered ceiling. Picture rail. Papered walls. Fitted carpet. UPVC double glazed fire escape window to the front. Radiator.

Bathroom

6'3" max x 6'0" max (1.91m max x 1.83m max)

Smoothly plastered ceiling. Tiled walls. Vinyl flooring. UPVC double glazed window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with mains pressure shower over. Radiator.

REAR

Patio area. Laid lawn. Path leading to rear of garden with detached garage (16'11" max x 24'10" max) with roller shutter doors opening to Dudley Place.

COUNCIL TAX

Council tax band D

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.

DISCLAIMER

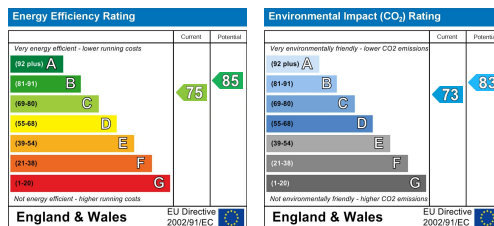
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.

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.

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.



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