



**476 Gladstone Road, Barry
Vale of Glamorgan CF63 1NL**

**£125,000
Freehold**

A well presented mid terraced, traditional dwelling close to all amenities and placed conveniently within walking distance to Barry Town Centre. The property is well presented, extended to the ground floor and viewing is essential to appreciate. Briefly comprising, entrance hallway, living room/dining room, extended/kitchen and w.c. cloakroom. To the first floor, two double bedrooms and a family bathroom. Benefiting from gas central heating via a combination boiler and UPVC double glazing throughout. To the front, a forecourted area. To the rear, a low maintenance garden with patio area and shed providing storage. Viewing essential.



FRONT

A walled front forecourt.

Entrance Hallway

Enter via UPVC double glazed opaque glass front door. Smoothly plastered ceiling. Papered walls. Fitted carpet. Radiator. Stairs rising to first floor. Understairs open storage area. Doors to kitchen and living/dining room.

Living/Dining Room

23'7" max x 10'5" max (7.19m max x 3.18m max)

Textured and coved ceiling. Papered walls. UPVC double glazed bay window to the front. Radiator.

Kitchen

16'7" max x 11'1" max (5.05m max x 3.38m max)

L-shaped kitchen. Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled to splashback areas. UPVC double glazed window overlooking the rear garden. Fitted kitchen comprising of eye level units and base units with drawers and work surfaces over. Space for cooker. Space for washing machine and tumble dryer. Stainless steel sink. Radiator. Vinyl flooring. Door to rear lobby. UPVC double glazed door leading to the rear.

Rear Lobby

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Doors to storage cupboard and wc.

Cloakroom

3'5" max x 2'7" max (1.04m max x 0.79m max)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled to splashback areas. UPVC double glazed window to the rear. Close coupled cistern wc.

FIRST FLOOR

Landing

Smoothly plastered ceiling with attic hatch. Papered walls. Fitted carpet. Doors to bedrooms and bathroom.

Bedroom 1

Papered and coved ceiling. Papered walls. Fitted carpet. Two UPVC double glazed windows to the front. Radiator. Storage cupboard.

Bedroom 2

11'7" max x 10'6" max (3.53m max x 3.20m max)

Papered ceiling. Papered walls. Fitted carpet. Radiator. UPVC double glazed window overlooking the rear. Cupboard housing a combination boiler supplying gas central heating and hot water.

Bathroom

5'11" max x 5'6" max (1.80m max x 1.68m max)

Textured ceiling. Walls fully ceramic tiled. Vinyl flooring. UPVC double glazed opaque window to the rear. Close coupled cistern wc. Wash hand basin. Bath with electric shower over. Chrome towel radiator.

REAR

An enclosed low maintenance garden with patio. Path leading to storage shed.

COUNCIL TAX

Council tax band C

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.

