

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



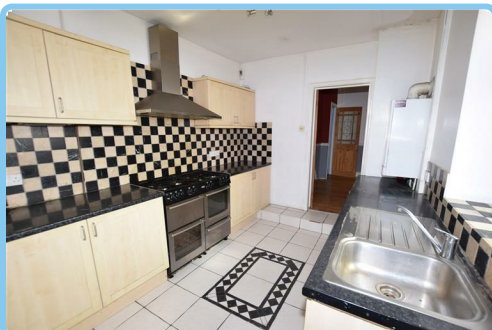
Residential Sales



**19 Charlotte Place, Barry
Vale of Glamorgan CF63 3QE**

**£105,000
Freehold**

A mid terraced traditional property, in need of some upgrading and conveniently placed off Holton Road to the east side of Barry. Barry Docks train station, bus links to Cardiff, Holton Road Primary School and town centre shops are all in close walking distance. Briefly comprising; entrance hallway, living room, dining room, fitted kitchen, utility area and cloakroom. To the first floor, three bedrooms and a family bathroom. To the front, a small courtyard garden. To the rear an enclosed garden with lane access. Benefiting from UPVC double glazing and gas central heating (services not tested) Sold with no onward chain. Agents note: further photographs to follow.



FRONT

Forecourt to front. Enter property via UPVC double glazed opaque glass door.

Entrance Hallway

Papered ceiling. Coving. Smoothly plastered walls. Fitted carpet. Stairs rising to the first floor. Radiator. Doors into dining room. Glazed door opening into living room.

Living Room

11'4" max x 10'1" max (3.45m max x 3.07m max)

Papered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Cast iron fireplace. Gas fire.

Dining Room

12'6" max x 10'9" max (3.81m max x 3.28m max)

Papered ceiling. Coving. Smoothly plastered walls. Sanded floorboards. UPVC double glazed door opening to rear garden. Radiator. Open under-stairs storage. Glazed door opening into kitchen.

Kitchen

11'4" max x 8'8" max (3.45m max x 2.64m max)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the side. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Range gas cooker with extractor over. Space for dish-washer. Wall mounted combination boiler (not tested) Space for under-counter fridge. Radiator. Opening into rear lobby/utility room.

Rear Lobby/Utility Area

7'1" max x 5'10" max (2.16m max x 1.78m max)

Smoothly plastered vaulted ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed opaque glass window and door to the rear. Space for tall fridge freezer, washing machine and tumble dryer. Door into cloakroom.

Cloakroom

5'9" max x 3'3" max (1.75m max x 0.99m max)

Smoothly plastered vaulted ceiling. Ceramic tiled walls and floors. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Radiator.

FIRST FLOOR

Landing

Papered ceiling. Coving. Attic hatch. Fitted carpet. Doors to three bedrooms and bathroom.

Bedroom 1

13'8" max x 9'3" max (4.17m max x 2.82m max)

Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front.

Bedroom 2

8'7" max x 8'2" max (2.62m max x 2.49m max)

Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

Bedroom 3

9'7" max x 5'3" max (2.92m max x 1.60m max)

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

Bathroom

11'7" max x 10'3" max (3.53m max x 3.12m max)

Smoothly plastered ceiling. Ceramic tiled walls. Vinyl flooring. UPVC double glazed opaque glass window to the side. Close coupled cistern w.c. Pedestal wash-hand basin. Double ended bath. Shower cubicle with mains pressure shower. Radiator.

REAR

Enclosed rear garden with decked patio area and steps descending to lane.

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

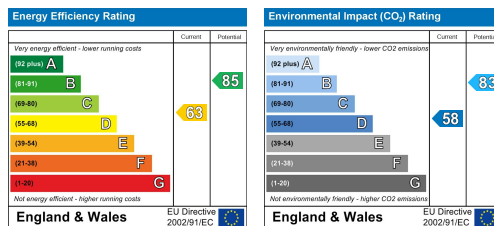
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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



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