

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



Residential Sales



**29 Canon Street, Barry
Vale of Glamorgan CF62 7RH**

**£179,950
Freehold**

***** OPEN TO OFFERS ***** A traditional three bedroom family home situated in the sought after West End of Barry, with easy access to parks, beaches and local schools. Viewing is essential to appreciate. Briefly comprising, entrance porch, hallway, through living room, spacious fitted kitchen and bathroom. To the first floor, a master bedroom with en-suite shower room and two further bedrooms. To the front a walled fore-courted area. To the rear, an enclosed low maintenance patio garden and lane access. Benefiting from gas central heating and sold with no onward chain.



FRONT

Forecourted front garden. Wooden glazed front door.

Entrance Porch

3'6" max x 3'1" max (1.07m max x 0.94m max)

Smoothly plastered ceiling. Tongue and groove walls. Laminate flooring. Glazed inner door opening to hallway.

Hallway

Smoothly plastered ceiling. Original coving and corbels. Smoothly plastered walls. Laminate flooring. Stairs rising to the first floor. Door into kitchen. Glazed door into living room. Radiator.

Living Room

25'1" max x 11'2" max (into bay window) (7.65m max x 3.40m max (into bay window))

Smoothly plastered ceiling. Original coving. Smoothly plastered walls. Fitted carpet. Wooden glazed bay window to the front. Wooden glazed window to the rear. Two radiators.

Kitchen

11'1" max x 11'1" max (3.38m max x 3.38m 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. Space for gas cooker. Extractor over. Two bowl stainless steel sink with mixer tap. Space for under-counter fridge and freezer. Floor mounted boiler. Wall mounted instant hot water boiler. Under-stairs storage cupboard.

Rear Lobby

6'1" max x 4'1" max (1.85m max x 1.24m max)

Papered ceiling. Tongue and groove walls. Ceramic tiled floors. Wooden door opening to rear garden. Wooden opaque glass window to the rear. Space for washing machine with tumble dryer over. Door into bathroom.

Bathroom

8'6" max x 8'2" max (2.59m max x 2.49m max)

Papered ceiling. Smoothly plastered walls. Tiled to splash-back areas. Ceramic tiled flooring. Two wooden opaque glass windows to the rear. Close coupled cistern w.c. Vanity unit wash-hand basin. Bath. Separate shower cubicle with electric shower. Radiator.

FIRST FLOOR

Landing

Smoothly plastered ceiling. Attic hatch with drop down ladder. Smoothly plastered walls. Fitted carpet. Doors to three bedrooms. Storage cupboard.

Bedroom 1

13'6" max x 11'0" max (4.11m max x 3.35m max)

Smoothly plastered walls. Fitted carpet. Two wooden windows to the front. Radiator. Mirrored sliding door wardrobes. Door opening to en-suite.

En-Suite Shower Room

5'5" max x 4'5" max (1.65m max x 1.35m max)

Smoothly plastered ceiling. Smoothly plastered walls. Wooden window to the front. Close coupled cistern w.c. Cloakroom wash-hand basin. Bi-fold shower doors with electric shower.

Bedroom 2

10'11" max x 9'9" max (3.33m max x 2.97m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator. Built in cupboards.

Bedroom 3

10'6" max x 10'2" max (3.20m max x 3.10m max)

Papered ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the rear. Radiator. Built in cupboards.

REAR

Enclosed low maintenance garden. Patio. Gated lane access to rear lane.

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.

PROCEEDS OF CRIME ACT 2002

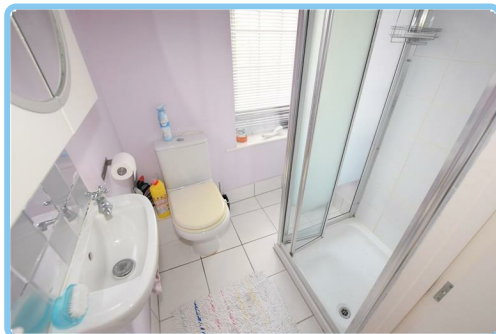
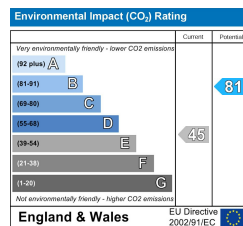
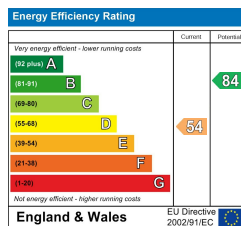
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.



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