

1 Broad Street  
Barry  
Vale of Glamorgan  
CF62 7AA



Residential Sales



**65 Salisbury Road, Barry  
Vale of Glamorgan CF62 6PD**

**£159,950  
Freehold**

**\*\*\*OFFERED WITH NO ONGOING CHAIN \*\*\***A well presented mid terraced, traditional property, situated in the sought after West End of Barry. The property is placed in close proximity to shops, schools and Porthkerry Country Park leading to numerous beaches from purpose made paths at the end of the road. Briefly comprising, entrance hallway, through living/dining room, modern fitted kitchen and sitting room. To the first floor, two bedrooms and a family bathroom. To the front an enclosed courtyard. To the rear a low maintenance garden with lane access backing onto woodland. Benefiting from UPVC double glazing and gas central heating. Early viewing advised.





## FRONT

Forecourt to front. Pathway leading to UPVC double glazed opaque glass front door with skylight.

## Entrance Porch

3'9" max x 3'2" max (1.14m max x 0.97m max )

## Hallway

Papered ceiling. Papered walls. Fitted carpet. Stairs rising to the first floor. Door opening to living room. Radiator.

## Living/Dining Room

24'11" max x 11'11" max (7.59m max x 3.63m max )

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. UPVC double glazed window to the rear. Under-stairs storage cupboard. Two radiators. Steps descending to kitchen.

## Kitchen

9'9" max x 8'3" max (2.97m max x 2.51m max )

Tongue and groove ceiling. Tiled to splash-back. Fitted carpet. UPVC double glazed window to the side. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven with halogen hob. Space for washing machine and under counter fridge. Two bowl stainless steel sink. Space for dishwasher. Glazed door opening to sitting room.

## Sitting Room

9'6" max x 8'1" max (2.90m max x 2.46m max )

Papered vaulted ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the rear. UPVC double glazed French doors opening to side.

## FIRST FLOOR

### Landing

Smoothly plastered ceiling. Attic hatch. Papered walls. Fitted carpet. Doors to three bedrooms and bathroom.

### Bedroom 1

11'3" max x 7'4" max (3.43m max x 2.24m max )

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

### Bedroom 2

10'3" max x 6'6" max (3.12m max x 1.98m max )

Smoothly plastered ceiling. Picture rail. Papered walls. Fitted carpet. UPVC double glazed window to the front.

### Bathroom

9'11" max x 8'7" max (3.02m max x 2.62m max )

Papered walls. Fitted carpet. UPVC double glazed window to the rear. Cistern w.c. Pedestal wash-hand basin. Bath. Radiator.

## REAR

Patio area. Stone chippings. Flower beds. Steps descending rear 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.

