

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



Residential Sales



**21 Kenilworth Road, Barry
Vale of Glamorgan CF63 2HB**

**£139,950
Freehold**

A mid terraced three bedroom traditional property, situated in the East End location of Barry, close to shops, schools and in close proximity to the link road leading to the M4. Cardiff is only approx. 20 minutes drive away. The property briefly, comprises, entrance hallway, living room, dining room and fitted kitchen. To the first floor three bedrooms, and a family bathroom. To the rear, an enclosed rear garden with brick built shed and lane access. To the front, a forecourted area. Viewing recommended. An ideal first time buy. Benefiting from UPVC double glazing and gas central heating.



FRONT

Gated front forecourt. UPVC double glazed opaque glass front door and skylight.

Entrance Hallway

Textured ceiling. Papered walls. Fitted carpet. Radiator. Stairs rising to the first floor. Doors opening to living room and dining room.

Living Room

13'11" max x 12'7" max (4.24m max x 3.84m max)

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

Dining Room

13'1" max x 11'9" max (3.99m max x 3.58m max)

Smoothly plastered ceiling. Papered walls. Laminate flooring. UPVC double glazed French doors opening to the garden. Opening to kitchen. Radiator. Under-stairs storage cupboard.

Kitchen

9'7" max x 8'6" max (2.92m max x 2.59m max)

Smoothly plastered ceiling. Papered walls. Vinyl flooring. UPVC double glazed window to the rear. UPVC double glazed door opening to the rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven and hob with extractor over. Space for tall fridge freezer and washing machine. Stainless steel sink. Cupboard concealing a combination boiler.

FIRST FLOOR

Landing

Textured ceiling. Attic hatch. Papered walls. Doors to three bedrooms and family bathroom.

Bedroom 1

10'10" max x 9'1" max (3.30m max x 2.77m max)

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

Bedroom 2

12'9" max x 8'10" max (3.89m max x 2.69m max)

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

Bedroom 3

9'11" max x 6'10" max (3.02m max x 2.08m max)

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

Bathroom

9'9" max x 8'10" max (2.97m max x 2.69m max)

Papered ceiling. Smoothly plastered walls. Tiled to splash-back areas. Fitted carpet. UPVC double glazed opaque glass window to the side. Close coupled cistern w.c. Pedestal wash-hand basin. Shower cubicle with bi-fold doors and electric shower. Radiator.

REAR

Pathway. Decked patio area. Flower beds and shrubs. Brick built property. Lane access.

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

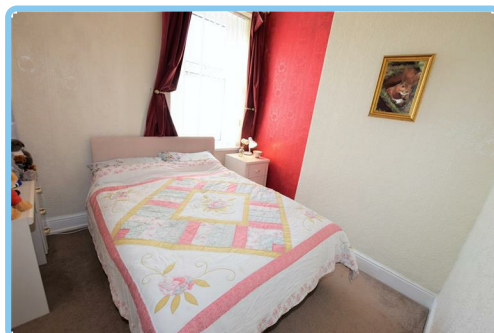
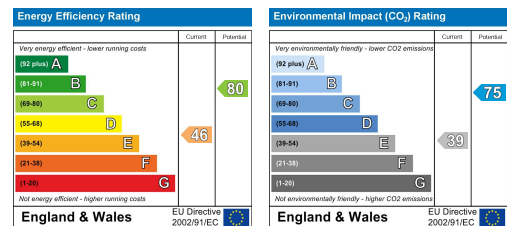
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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



Sales: (Tel) 01446 736888 (Fax) 01446 736111
Email: enquiries@ninaestateagents.co.uk Web: ninaestateagents.co.uk
Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA
VAT No. 850 441 350