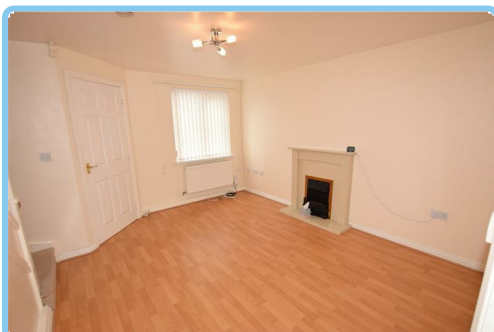




**45 Arthur Street, Barry
Vale of Glamorgan CF63 2RB**

**£164,950
Freehold**

Offered for sale in a popular East-end location in Barry, this two bedroom dwelling that is conveniently located for local transport links and within easy reach of local amenities. The accommodation briefly comprises, entrance hallway, cloakroom/w.c, spacious living room to front and fitted kitchen/breakfast room, two well proportioned bedrooms and bathroom. To the rear of the property benefits from an allocated private parking space, lawned garden and a patio area. Gas central heating via a combination boiler and approx 2015 UPVC double glazing throughout. An ideal first time buy offered with NO FORWARD CHAIN.



FRONT

Gated forecourt to front. Laid lawn. Side access with driveway leading to parking to rear. Pathway leading to UPVC double glazed front door.

Entrance Hallway

Smoothly plastered ceiling. Smoothly plastered walls. Laminate flooring. Doors opening to living room and cloakroom/w.c.

Cloakroom/w.c.

5'11" max x 3'11" max (1.80m max x 1.19m max)

Smoothly plastered ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed opaque glass window to the front. Close coupled cistern w.c. Pedestal wash hand basin. Radiator.

Living Room

13'3" max x 11'0" max (4.04m max x 3.35m max)

Smoothly plastered ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Two radiators. Stairs rising to the first floor. Door opening to kitchen/breakfast room.

Kitchen/Breakfast Room

13'11" max x 8'1" max (4.24m max x 2.46m max)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window and French doors opening to rear garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven and four burner gas hob with extractor over. Space for tall fridge freezer, washing machine and tumble dryer. Stainless steel sink. Under-stairs storage cupboard. Radiator.

FIRST FLOOR

Landing

Smoothly plastered ceiling. Attic hatch. Smoothly plastered walls. Fitted carpet. Radiator. Doors to two bedrooms and bathroom.

Bedroom 1

10'11" max x 10'7" max (3.33m max x 3.23m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Built in storage cupboards, one housing wall mounted combination boiler.

Bedroom 2

10'07" max x 7'3" max (3.23m max x 2.21m max)

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

Bathroom

6'7" max x 5'7" max (2.01m max x 1.70m max)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with mains pressure shower over. Radiator.

REAR

Enclosed rear garden with patio area, laid lawn. Shrubs. Greenhouse. Garden shed. Side 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.

PROCEEDS OF CRIME ACT 2002

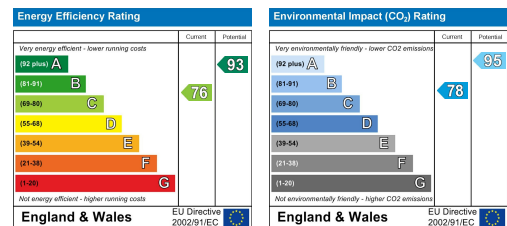
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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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