

1 Broad Street  
Barry  
Vale of Glamorgan  
CF62 7AA



Residential Sales



34 Harvey Street, Barry  
Vale of Glamorgan CF63 2HZ

**£134,950**  
**Freehold**

SOLD WITH NO ONWARD CHAIN....An immaculately presented mid terraced dwelling that has been renovated over the months by its present owner. The property is conveniently placed in walking distance to local shops, primary schools and public transport. Briefly comprising, entrance hallway, living room, dining room, 2019 fitted kitchen and 2019 ground floor bathroom. To the first floor, three bedrooms with a recently fitted en-suite shower room. Benefiting from gas central heating via a combination boiler and 2019 UPVC double glazing throughout. To the front, flush fronted to the pavement. To the rear, a low maintenance garden with lane access. Viewing is essential to appreciate. In ideal first time buy or investment opportunity.





## FRONT

Flush fronted to the pavement.

## Entrance Porch

5'8" max x 3'3" max (1.73m max x 0.99m max )

Fitted carpet. Door opening to hallway.

## Hallway

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Stairs rising to the first floor. Open under-stair storage area.

## Living Room

13'2" max x 11'2" max (4.01m max x 3.40m max )

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Feature fireplace. Radiator. UPVC double glazed windows to the front.

## Dining Room

13'1" max x 11'0" max (3.99m max x 3.35m max )

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Feature fireplace. Radiator. UPVC double glazed windows to the rear.

## Kitchen

9'9" max x 9'9" max (2.97m max x 2.97m max )

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Vinyl flooring. 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. Halogen hob with extractor over. Space for tall fridge freezer and washing machine. Two bowl stainless steel sink. Radiator.

## Rear Lobby

3'5" max x 2'9" max (1.04m max x 0.84m max )

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the side. Door opening to family bathroom.

## Bathroom

8'3" max x 5'6" max (2.51m max x 1.68m max )

Smoothly plastered ceiling. Smoothly plastered walls. Tiled to splash-back areas. Vinyl flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Vanity unit wash-hand basin. Bath with electric shower over. Chrome towel rail radiator.

## FIRST BEDROOM

### Landing

Papered ceiling. Papered walls. Fitted carpet. Continuation of newel posts and spindles. Doors to bedrooms.

### Bedroom 1

17'3" max x 11'4" max (5.26m max x 3.45m max )

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. Two UPVC double glazed fire escape windows to the front.

### Bedroom 2

12'8" max x 11'0" max (3.86m max x 3.35m max )

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

### Bedroom 3

10'3" max x 9'11" max (3.12m max x 3.02m max )

Papered ceiling. Attic hatch. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed fire escape window to the side. Door into ensuite shower-room

## Shower Room

10'4" max x 5'9" max (3.15m max x 1.75m max )

Smoothly plastered ceiling. Attic hatch. Smoothly plastered walls. Tiled to splash-back areas. Vinyl flooring. Chrome towel rail radiator. UPVC double glazed opaque glass window to the front. Close coupled cistern w.c. Vanity unit wash-hand basin. Corner entry shower cubicle with electric shower. Cupboard concealing a wall mounted combi-boiler.

## REAR

Patio area. Decorative stone chippings. Gated lane access.

## COUNCIL TAX

Council tax band B

## 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

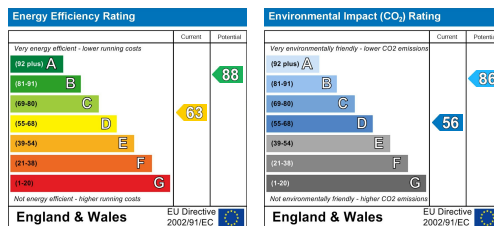
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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](mailto:enquiries@ninaestateagents.co.uk) Web: [ninaestateagents.co.uk](http://ninaestateagents.co.uk)  
Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA  
VAT No. 850 441 350