

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



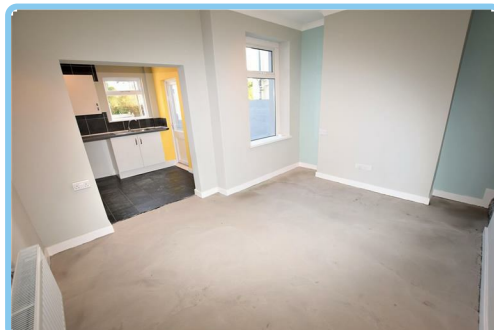
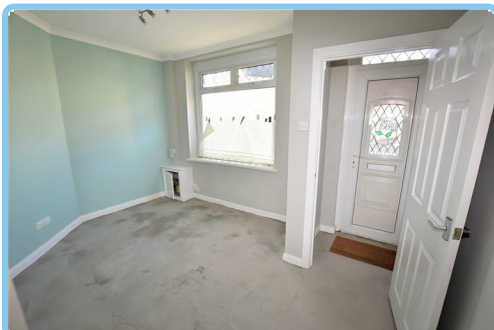
Residential Sales



**25 Coronation Street, Barry
Vale of Glamorgan CF63 4JW**

**£124,950
Freehold**

A mid terraced traditional property ideally placed with easy access to town centre , local amenities and a few minutes walk to Barry Dock train station with regular services to Cardiff and Bridgend. Briefly comprising; entrance porch, sitting room, living room, and a modern fitted kitchen. To the first floor, two double bedrooms and a spacious family bathroom. To the front, flush to the pavement. To the rear, an enclosed level garden with patio area and lane access. The property benefits from gas central heating via a combination boiler and double glazing throughout. An ideal first time buy in a convenient location of Barry.



FRONT

Flush fronted to the pavement. Enter property via UPVC double glazed front door.

Entrance Porch

Smoothly plastered ceilings. Smoothly plastered walls. Wooden inner door opening to sitting room.

Sitting Room

13'10" max x 9'03" max (4.22m max x 2.82m max)

Smoothly plastered ceiling. Smoothly plastered walls. UPVC double glazed window to the front. Radiator. Under-stairs cupboard. Door opening to living room.

Living Room

13'10" max x 10'06" max (4.22m max x 3.20m max)

Smoothly plastered ceilings. Smoothly plastered walls. UPVC double glazed window to the rear. Stairs rising to the first floor. Open plan access to kitchen.

Kitchen

8'05" max x 8'0" max (2.57m max x 2.44m max)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Tiled walls and floors. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric hob and oven. Space for dishwasher, washing machine and fridge freezer. Stainless steel sink. Wooden window to the rear. Wooden glazed door opening to rear garden.

FRONT

Landing

Smoothly plastered spotlighted ceiling. Attic hatch. Smoothly plastered walls. Under-lay to floors. Doors into bedrooms and bathroom.

Bedroom 1

13'10" max x 9'04" max (4.22m max x 2.84m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Under-lay to floors. Radiator. Two UPVC double glazed windows to the front.

Bedroom 2

10'07" max x 10'06" max (3.23m max x 3.20m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Under-lay to floors. Radiator. UPVC double glazed window to the rear.

Bathroom

7'11" max x 7'08" max (2.41m max x 2.34m max)

Steps descending to bathroom. Smoothly plastered ceilings. Coving. Under-lay. Bath with shower over. UPVC double glazed fire escape window. Pedestal wash-hand basin. Close coupled cistern w.c. Large storage cupboard housing combination boiler. Radiator.

REAR

Enclosed rear garden with patio area. Garden shed. Gated 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.

