

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



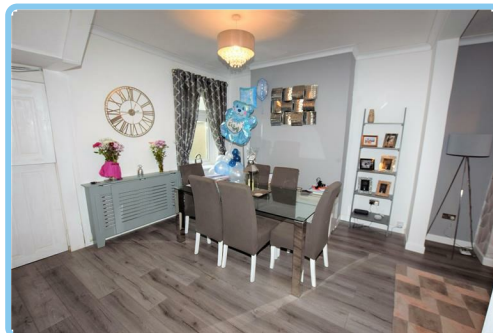
Residential Sales



**19 Beverley Street, Barry
Vale of Glamorgan CF63 2HR**

**£107,500
Leasehold**

A mid terraced two bedroom traditional dwelling placed to the East End side of Barry near shops, schools, Victoria Park and with Cadoxton train station a few minutes walk providing regular services to Cardiff and Bridgend. Briefly comprising, entrance hallway, living room, dining room and fitted kitchen. To the first floor; two double bedrooms and a spacious bathroom. To the front, flush to the pavement. To the rear, an enclosed garden with laid lawn. Benefiting from gas central heating and UPVC double glazing throughout. Agents note: Leasehold property with 99 years remaining on lease.



FRONT

Flush fronted to the pavement. Enter property via composite double glazed opaque glass front door. Skylight.

Entrance Hallway

Textured ceiling. Papered walls. Fitted carpet. Radiator. Stairs rising to the first floor. Door to kitchen, dining room and living room. Open under-stairs storage.

Living Room

12'0" max x 10'2" max (3.66m max x 3.10m max)

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

Dining Room

11'8" max x 10'0" max (3.56m max x 3.05m max)

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

Kitchen

9'9" max x 9'1" max (2.97m max x 2.77m max)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the side. Composite double glazed opaque glass door opening to rear garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven. Gas hob. Space for under-counter fridge and washing machine. Stainless steel sink. Wall mounted combination boiler (services not tested) Radiator.

FIRST FLOOR

Landing

Textured ceiling. Attic hatch. Papered walls. Fitted carpet. Doors to two bedrooms and bathroom.

Bedroom 1

16'1" max x 10'3" max (4.90m max x 3.12m max)

Textured ceiling. Papered walls. Fitted carpet. Two UPVC double glazed windows to the front. Radiator.

Bedroom 2

11'7" max x 9'11" max (3.53m max x 3.02m max)

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

Bathroom

8'11" max x 8'8" max (2.72m max x 2.64m max)

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

REAR

Enclosed garden. Laid lawn. Space to side of property.

COUNCIL TAX

Council tax band B

TENURE

We have been advised that the property is leasehold with a lease of 99 years from 1885. £1.60 per annum ground rent. You are advised to check these details with your solicitor as part of the conveyancing process.

DISCLAIMER

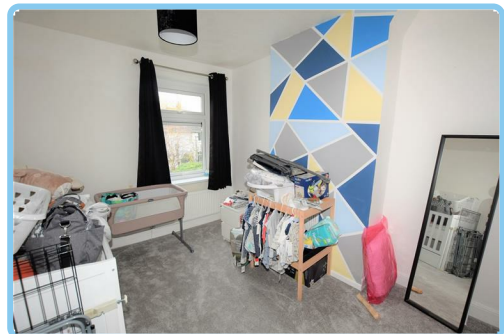
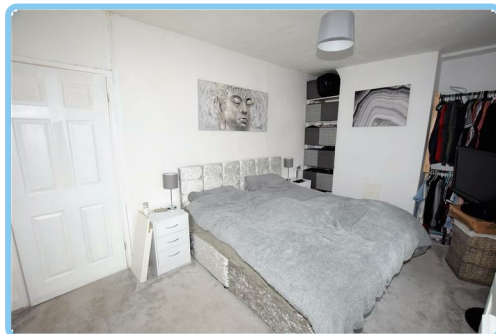
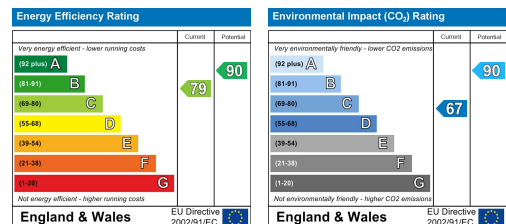
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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