



33 Wenvoe Terrace, Barry CF62 7ES £194,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

A mid terraced traditional home situated in the popular 'West End' location of Barry, close to shops, schools and public transport. Barry train station is a few minutes walk offering easy commuting to Cardiff/Bridgend. The property offers far reaching sea views to Barry Island and the Bristol Channel beyond. Briefly comprising; entrance hallway, living room to front, sitting room (currently used as a playroom), fitted kitchen and utility room. To the first floor, two spacious double bedrooms, a further single bedroom and a family bathroom. To the front, a raised garden with steps ascending to the property entrance. To the rear, an enclosed garden with patio area, laid lawn and lane access. Benefiting from gas central heating via a combination boiler and UPVC double glazing. An ideal family home in a sought after location.



FRONT

Raised front garden with stone chippings. Steps ascending to UPVC double glazed front door with glazed side panel. Skylight

Entrance Hallway

Papered ceiling. Papered walls. Fitted carpet. Under stairs storage cupboard. Radiator. Stairs rising to the first floor. Doors opening to living room and kitchen/diner.

Living Room

13'5" max (into bay) x 12'3" max (4.09m max (into bay) x 3.73m max)

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

Kitchen/Diner

19'0" max x 12'5" max (5.79m max x 3.78m max)

Papered ceiling. Smoothly plastered walls. Feature wallpaper. Tiled to splash back areas. Ceramic tiled flooring. Kitchen: Fitted kitchen comprising of eye level and base units with drawers and work surfaces. Stainless steel sink and drainer with mixer taps over. Integrated four burner electric hob and oven. UPVC double glazed window to the rear. Open access to dining room, continuation of ceramic tile flooring. Coal effect electric fire.

Sitting Room

11'9" max x 6'11" max (3.58m max x 2.11m max)

Currently used as a playroom. Smoothly plastered ceiling. Smoothly plastered walls. Radiator. UPVC double glazed windows to the rear with views overlooking the garden. Ceramic tile flooring. Radiator.

Utility Room

7'01" max x 6'01" max (2.16m max x 1.85m max)

Smoothly plastered ceiling. Smoothly plastered walls. Double glazed door to the rear providing access to the rear garden. Vinyl flooring. Plumbing for two appliances with worktop over.

FIRST FLOOR

Landing

Papered ceiling. Papered walls. Fitted carpet to stairs and the first floor landing. Attic hatch. Doors to all bedrooms and bathroom.

Bedroom 1

12'3" max x 11'2" max (3.73m max x 3.40m max)

Papered ceiling. Picture rail. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator. Two storage cupboards (one housing gas combination boiler).

Bedroom 2

13'8" max x 9'4" max (4.17m max x 2.84m max)

Textured ceiling. Picture rail. Smoothly plastered walls. Feature to one wall. Fitted carpet. UPVC double glazed bay window to the front offering extensive views over Barry and the Bristol Channel beyond. Radiator. Two storage cupboards.

Bedroom 3

7'10" max x 7'5" max (2.39m max x 2.26m max)

Papered ceilings. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front offering extensive views over Barry and the Bristol Channel beyond. Radiator.

Bathroom

5'10" max x 5'06" max (1.78m max x 1.68m max)

Ceramic tiled walls and flooring. UPVC double glazed opaque window to the rear. Bath with shower over. Pedestal wash hand basin. Close coupled cistern w.c. Chrome heated towel rail.

REAR

To the rear: Enclosed rear garden with paved patio and lawn area. Gated lane access.

COUNCIL TAX

Council tax band D

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

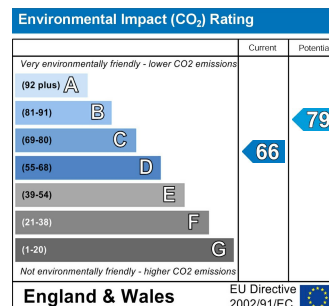
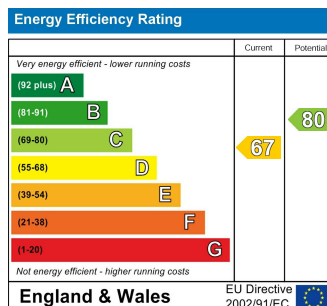
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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



www.ninaestateagents.co.uk

