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26 Atlantic Place, Barry CF63 2LQ
£245,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING B

Situated in the charming area of Atlantic Place, Barry, this beautifully presented terraced house offers a modern living experience that is sure to impress. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is the open plan kitchen and dining room, which boasts bi-folding doors that seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining or enjoying a quiet evening outdoors.

The property features a single reception room, providing a comfortable area for relaxation or social gatherings. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the garage situated at the rear, offering ample storage or potential for a workshop. The property is also equipped with owned solar panels, enhancing energy efficiency and reducing utility costs, a significant advantage for environmentally conscious buyers.

This terraced house combines modern aesthetics with practical living, making it a wonderful opportunity for anyone looking to settle in Barry. With its attractive features and convenient location, this property is not to be missed.







FRONT
The property features a well-presented front garden enclosed by brick-built walls and a wrought iron gate. It includes paved pathways and flower beds with mature shrubbery. A sliding uPVC double-glazed door gives access to a storm porch.

Storm Porch
This area has a timber ceiling, plastered walls, tiled flooring, and is surrounded by uPVC double-glazed windows. A further uPVC door opens into the entrance hallway.

Entrance Hallway
14'6 x 6'0 (4.42m x 1.83m)
The hallway has a plastered ceiling with coving, plastered walls, a wall-mounted radiator, and original wood flooring. Carpeted stairs lead to the first floor, with an under-stairs storage cupboard available. Glass and wood doors provide access to the living room and kitchen.

Living Room
17'0 x 12'7 (5.18m x 3.84m)
The main living room has a plastered ceiling with coving, plastered walls, and original wood-effect flooring. It features an integrated fireplace with a timber mantle and marble hearth, a wall-mounted radiator, and a uPVC double-glazed bay window overlooking the front. A feature window overlooks the kitchen.

Kitchen/Dining Room
19'1 x 8'8 (5.82m x 2.64m)
The kitchen features a plastered ceiling, plastered walls with ceramic tiles, and slate-effect tiled flooring. It includes a large dining area with a wall-mounted radiator. Anthracite bi-folding doors and a uPVC double-glazed window open to the rear garden. The kitchen is fitted with eye-level and base units, marble-effect laminate work surfaces, a ceramic sink, an integrated Bosch oven and induction hob with an extractor fan, and an integrated washing machine. There is space for an American-style fridge-freezer.

FIRST FLOOR

Landing
The landing has a smoothly plastered ceiling with loft access with pull down ladder, smoothly plastered walls, and fitted carpet. An airing cupboard contains fitted shelving, a radiator, and a wall-mounted combination boiler. Wooden doors lead to three bedrooms and the family bathroom.

Bedroom One
12'2 x 9'6 (3.71m x 2.90m)
The master bedroom features a plastered ceiling, plastered walls, and fitted double wardrobes with sliding doors. It has wood-effect flooring, a wall-mounted radiator, and a uPVC double-glazed anthracite window overlooking the rear garden.

Bedroom Two
11'8 x 10'3 (3.56m x 3.12m)
This bedroom has a plastered ceiling, plastered walls, wood-effect flooring, a wall-mounted radiator, and a uPVC double-glazed window overlooking the front.

Bedroom Three
8'8 x 8'1 (2.64m x 2.46m)
This room has smoothly plastered ceilings and walls, wood-effect flooring, a wall-mounted radiator, and a uPVC double-glazed window to the front.

Family Shower Room
6'5 x 5'4 (1.96m x 1.63m)
The shower room is equipped with a PVC panelled ceiling with an extractor fan, porcelain-tiled walls, and wood-effect flooring. It includes a Victorian-style towel rail heater, a close-coupled toilet, and a vanity wash basin with storage. A double shower cubicle with a glass screen and a mains-operated shower is also present. An obscure glass anthracite uPVC window overlooks the rear.

REAR GARDEN
The enclosed rear garden is surrounded by brick walls and composite panelling. It comprises an artificial grass area, a porcelain tiled patio with space for furniture, and raised flower beds with sleepers. Additional features include bench-style seating, a wooden gate to lane access, outside lighting, and an outside tap. The property includes off-road parking and a garage in a block with an up-and-over door.

COUNCIL TAX
Council tax band C.

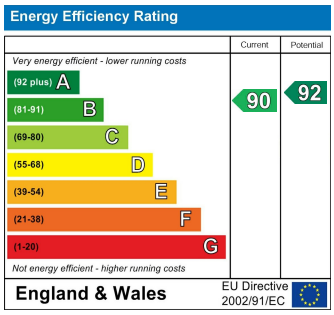
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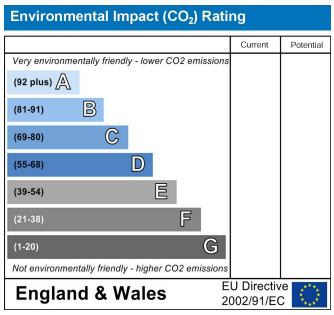
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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Nina Estate Agents & Lettings Ltd 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.

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.











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