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herbert r thomas

82 Norwood
Crescent
Barry, The Vale Of
Glamorgan, CF63 2AR

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82 Norwood Crescent

Asking price **£269,950**

A sizeable semi-detached, 4 bedroom family home that has been significantly extended with versatile accommodation, requiring modernisation. Occupying a corner plot with walled front garden, side access and an enclosed rear garden with driveway parking.

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Accommodation comprises an entrance porch, hall, living room through to dining room, kitchen, front living room/bedroom 4 with wetroom just off.

3 further bedrooms, bathroom and separate WC are located on the first floor

Well looked after and In need of some modernisation

Occupying a corner plot with front garden, enclosed rear garden and gated driveway

Well located with the amenities of Barry Town and Barry Waterfront easily accessible.



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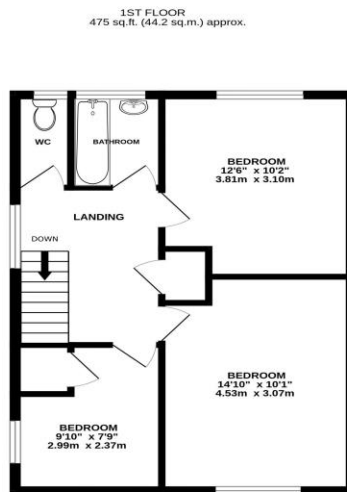
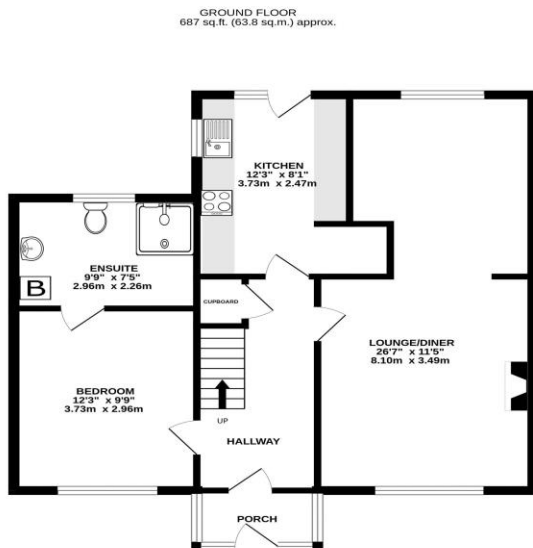
Front door opening to PORCH, (3'9" x 7'), vinyl floor, panelling to wall and fitted ceiling light. Wooden glazed panel door opening to INNER HALL, (6'8 x 15'10"), wood effect floor, pendant ceiling light, straight stairs rising to the first floor with storage cupboard under and access to the following rooms. Main SITTING ROOM, (14'6" x 11'5"), timber effect floor, pendant ceiling light, natural stone clad feature fireplace (gas) with open shelving both sides and a large window to front elevation. Wide open arch through to DINING ROOM, (12'5" x 9'8"), timber effect floor continues, pendant ceiling light

with a window to the back garden. KITCHEN/BREAKFAST ROOM, (12'8" x 8'1"), timber floor, fitted ceiling lights, fully tiled walls, run off wall and base mounted timber units, marble effect worktop, four ring gas hob (extractor over), eye-level oven with 1 1/2 sink drainer, breakfast bar to side aspect with windows to the rear garden and separate part glazed lockable door outside. Front RECEPTION ROOM/BEDROOM 4, (12'3" x 7'7"), fitted carpet, pendant ceiling light, window to front garden and internal door through to sizeable, WET ROOM, (7'5" x 9'9"), fully tiled, comprising a low-level WC, pedestal wash hand basin, fitted electric shower, wall mounted Combi boiler and frosted window to rear elevation.

First floor LANDING, (7'9" x 11'), fully carpeted, pendant ceiling light with high-level window above the stairwell, airing cupboard and attic hatch

accessible. BEDROOM 1, (10' x 15'2"), fitted carpet, pendant ceiling lights and large window with elevated views to the front. BEDROOM 2, (9'11" x 12'7") fitted carpet, pendant ceiling, light with window to the rear garden. BEDROOM 3, (9'9" x 7'10"), fitted carpet, pendant ceiling light, additional built in storage cupboard with window to front elevation. FAMILY BATHROOM, (5'11" x 4'10) fully tiled walls, vinyl floor, ceiling light, pedestal wash hand basin, panelled bath and frosted window to the back. Independent WC, (2'7" x 5'8"), vinyl floor, fitted WC, central ceiling light, frosted window to the back.

A low-level walled frontage with pedestrian gate opens to the front lawn and pathway leading to the entrance. The rear garden is fully enclosed has been hard landscaped with a mix of paving, concrete and gravel areas with driveway and timber double gates opening to Langlands Road.



TOTAL FLOOR AREA: 1162 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From our Cowbridge offices travel in an Easterly direction up the High Street and through the traffic lights filtering onto the A48, heading towards Cardiff. Drive through Bonvilston, St Nicholas and Culverhouse Cross. At the roundabout take the 4th turning signposted Barry. Continue through the next 3 sets of traffic lights onto Port Road. Proceed straight on through the next 4 roundabouts. At the next roundabout take the first turning left onto Barry Docks Link Road. Continue straight over the next roundabout and at the next set of traffic lights turn right onto Coldbrook Road East. Proceed along this road taking the second left on Langlands Road. Take the 6th turning right and No. 82 will be immediately on your left.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band D
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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