



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



3 Cold Knap Way, Barry CF62 6SQ £670,000 Freehold

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

A rare opportunity to acquire this amazing property that leads directly onto the Old Harbour. Viewing is essential to appreciate.

Approx year of build, 1920's. The property briefly comprises, entrance hallway, lounge, fitted kitchen, Summer room, w.c. shower room. To the first floor:- four bedrooms, two of which have far reaching sea views across the Old Harbour and Barry Island and a family bathroom. To the front a block paved driveway providing ample parking. Gated side access leading to rear., Garage. To the rear, an enclosed approx. 1/4 acre garden, patio area, laid to lawn, surrounded by mature shrubs and trees. Gated access and steps descending to the Harbour. Benefiting from gas central heating via a combination boiler and UPVC double glazing.



Front

Block paved drive, side access, garage, lawn, original wooden stained glass front door.

Entrance Hallway

Papered ceiling, papered walls, laminate flooring, under stairs storage cupboard, radiator, stairs rising, doors to kitchen and lounge.

Lounge

24'3 max x 16'10 max (7.39m max x 5.13m max)

Original beamed ceiling, papered walls, laminate flooring, windows overlooking into the summer room, an original mahogany fireplace and three radiators.

Summer Room

23'11 x 6'3 (7.29m x 1.91m)

UPVC double glazed door leading to the garden with far-reaching views across: the Old Harbour and over to Barry Island.

Kitchen

20'9 x 9'3 (6.32m x 2.82m)

Papered ceiling, papered walls, laminate flooring UPVC double glazed window overlooking the rear and side. Wall units, base units and work surface over, two bowl stainless steel sink. Integrated dishwasher space for washing machine and tumble dryer, integrated electric oven, four burner gas hob and extractor over, original Welsh dresser, radiator, space for tall fridge freezer and a pantry.

Shower Room

5'7 x 3'10 (1.70m x 1.17m)

Papered ceiling, papered walls, tile splashback, vinyl flooring, close coupled cistern toilet, corner entry shower cubicle with an electric shower, vanity unit wash hand basin and a chrome towel rail radiator.

Landing

Papered ceiling, papered walls, fitted carpets UPVC double glazed window overlooking the front . cupboard concealing a wall mounted gas combination boiler. Doors to 4 bedrooms and family bathroom.

Bedroom 1

17'1 x 11'1 (5.21m x 3.38m)

Papered ceiling, papered walls, laminate flooring UPVC double glazed window overlooking the front storage cupboard and a radiator.

Bedroom 2

16'1 into the bay x 12'11 (4.90m into the bay x 3.94m)

Papered ceiling, papered walls, laminate flooring, storage cupboard, built in wardrobes UPVC double glazed window with far-reaching views and a radiator.

Bedroom 3

12'5 x 9'8 (3.78m x 2.95m)

Paper walls, laminate flooring UPVC double glazed window overlooking side and a storage cupboard.

Bedroom 4

14'4 x 10'6 (4.37m x 3.20m)

Papered ceiling, papered walls, oak herringbone flooring, radiator UPVC double glazed window overlooking the front UPVC double glazed door opening onto a flat roof with views of the Old Harbour.

Bathroom

8'11 x 7'3 (2.72m x 2.21m)

Papered walls, tile splashback, vinyl flooring, Jacuzzi bath, close coupled cistern toilet, corner entry shower cubicle with an electric shower, vanity unit wash hand basin and a chrome towel rail radiator.

Rear

Patio area, lawn, flower beds and shrubs gated access out onto the beach. 1/4 of an acre.

Garage

Garage with lighting and power.

COUNCIL TAX

Council tax band H.

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.

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.

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.

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.

