



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



6 Hardy Close, Barry CF62 9HJ Chain Free £316,500 Freehold

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

****NO CHAIN**** A four bedroomed detached property situated in the East End location of Barry in the ever popular Woodfield Heights. Ideally placed, tucked in a cul de sac location, in close proximity to the link road leading to the M4. Briefly comprising, entrance hallway, w.c/cloakroom, living room/dining room, conservatory, fitted kitchen, four bedrooms, (sea views from the rear bedrooms across Flat Holme and Steep Holme and the Bristol Channel) and a family bathroom. Benefiting via UPVC double glazed windows and gas central heating. To the rear an enclosed garden, with established shrubbery and laid to lawn. Gated side access leading to front laid to lawn garden. Driveway leading to garage with up and over garage door.



FRONT

Enclosed front garden, with laid lawn and established shrubbery. Driveway with access to garage. Paved pathway leading to UPVC double glazed front door. Side Access to rear via a wooden gate.

Entrance Hallway

5'09 x 16'09 (1.75m x 5.11m)

Textured ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed front door with obscured glass. UPVC double glazed window to the side elevation. Fitted carpet staircase rising to the first floor. Wooden door leading to W.C. cloakroom. Further wooden door leading to the kitchen and living dining room.

W.C Cloakroom

2'07 x 5'02 (0.79m x 1.57m)

Textured ceiling with coving, smoothly plastered walls, ceramic tiled flooring. UPVC double glazed obscured glass window to the front elevation. Close coupled toilet, small wash hand basin. Wooden door leading out to the entrance hallway.

Kitchen

7'11 x 12'06 (2.41m x 3.81m)

Textured ceiling with coving, smoothly plastered walls, porcelain tiled splashback tiles, ceramic tiled flooring, wall mounted radiator. UPVC double glazed door with obscured glass to the side elevation. UPVC double glazed window to the front elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Space for electric cooker, space for dishwasher, space for washing machine, Space for fridge freezer. A wall mounted boiler for central heating. A wooden door leading out to the entrance hallway.

Living/Dinning Room

11'10 x 22'11 (3.61m x 6.99m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiators. UPVC double glazed sliding patio doors leading out to the rear garden. UPVC double glazed French doors leading through to the conservatory. Wall mounted electric fire with surround. A wooden door leading out to the entrance hallway.

Conservatory

9'06 x 11'02 (2.90m x 3.40m)

PVC panelled roof. Italian marble tiled flooring. UPVC double glazed windows surrounding. UPVC double glazed patio doors leading to the rear garden. UPVC double glazed French doors leading through to the living / dining room. (Channel views when shrubbery is cut to the level of the rear fence.

FIRST FLOOR

First Floor Landing

8'10 x 9'01 (2.69m x 2.77m)

Textured ceiling with coving and loft access, smoothly plastered walls, fitted carpet flooring, fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two, three and bedroom four. A further wooden door leading to the family bathroom. Access to airing cupboard storage and water tank.

Bedroom One

9'00 x 16'02 (2.74m x 4.93m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed windows to the rear elevation with far-reaching channel views. A wooden door leading out to the first floor landing. A further UPVC double glazed window with obscured glass to the side elevation. (option for en-suite with plumbing in place)

Bedroom Two

8'05 x 10'00 (2.57m x 3.05m)

Textured ceiling with coving, papered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Built-in double wardrobe. A wooden door leading out to the first floor landing.

Bedroom Three

6'05 x 12'03 (1.96m x 3.73m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching channel views. A wooden door leading out to the first floor landing. (No available picture as the bedroom is being used for storage currently)

Bedroom Four

6'06 x 10'10 (1.98m x 3.30m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Built-in storage over stairs. Wooden door leading out to the first floor landing. (No available picture as the bedroom is being used for storage currently)

Family Bathroom

6'04 x 7'08 (1.93m x 2.34m)

Textured ceiling with coving, porcelain tiled splashback's, fitted carpet flooring, wall mounted radiator. UPVC double glazed obscured glass window to the side elevation. A pedestal wash hand basin, close coupled toilet. Metal bath with electric powered shower overhead. A wooden door leading out to the first floor landing.

REAR

An enclosed rear garden. With established shrubbery, laid lawn and feather edge fencing surrounding. Paved patio area leading out from the living / dining room. Access from conservatory via UPVC double glazed French doors. Side access to front via a wooden gate. Side access to kitchen.

GARAGE

8'05 x 16'10 (2.57m x 5.13m)

Access from front drive via up and over garage door. Plaster boarded ceiling. Lighting and power.

COUNCIL TAX

Council tax band D

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

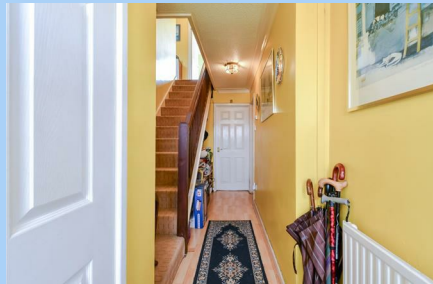
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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