



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



76 Portland Drive, Barry CF62 5AW £273,000 Freehold

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

This well presented sought after property and location placed on the Waterfront. A Taylor Wimpey constructed 'Ashton G design' placed on the Quays development. Viewing is essential to appreciate, offering versatile living throughout and placed near all amenities and a short walk away from Barry Island leading to numerous beaches and countryside. A regular train service provides access to Cardiff and Bridgend. This three bedroom townhouse briefly comprises:- Entrance hallway, lounge/dining, kitchen, W.C Cloakroom. To the first floor two bedrooms and a family bathroom. To the second floor, Master Bedroom with en-suite shower room. To the rear an enclosed garden with side access, paved patio area and laid astro turf lawn. To the front, Two allocated parking bays. Benefiting from, gas central heating, double glazing throughout. Viewing is highly recommended.



FRONT

Forecourt front with paved pathway leading to a composite front door through to the entrance hallway. Decretive laid bark and established shrubbery. Side access to rear. Allocated parking.

Entrance Hallway

6'00 x 16'00 (1.83m x 4.88m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. Composite front door with the double glazed obscured glass insert. Fitted carpet staircase rising to the first floor. Wooden door leading to living / dining room, kitchen, and W.C. cloakroom. Access to under stairs storage.

Kitchen

8'09 x 12'04 (2.67m x 3.76m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls, wall mounted radiator, vinyl flooring. UPVC double glazed window to the front elevation. A modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Integrated four ring gas hob, integrated fan assisted oven. Integrated washing machine, stainless steel sink with mixer tap. Space for fridge freezer. Wall mounted combination boiler. Wooden door leading out to the entrance hallway.

Living / Dining Room

12'07 x 13'11 (3.84m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed patio doors with side windows to the rear garden. Wooden door leading through to the entrance hallway.

W.C Cloakroom

3'04 x 6'02 (1.02m x 1.88m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl flooring, porcelain tiled splashback wall mounted radiator. Pedestal wash hand basin, close coupled toilet. Wooden door leading out to the entrance hallway.

FIRST FLOOR

First Floor Landing

2'11 x 10'11 (0.89m x 3.33m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. Fitted carpet staircase rising from ground floor. Wooden doors leading to bedroom two, three and the family bathroom. Doorway leading to the inner hallway with stairs rising to the second floor.

Bedroom Two

12'08 x 13'11 (3.86m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Double wardrobes built-in. Wooden door leading out to the first floor landing.

Bedroom Three

7'01 x 9'07 (2.16m x 2.92m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the first floor landing.

Family Bathroom

6'02 x 7'01 (1.88m x 2.16m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, porcelain tiled splash backs, vinyl flooring, wall mounted radiator. Bath with mains powered shower overhead, pedestal wash hand basin, close coupled toilet. Wooden door leading out to the first floor landing.

Inner Hallway

4'01 x 6'06 (1.24m x 1.98m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Fitted carpet staircase leading to the second floor. Wooden door leading out to the first floor landing.

SECOND FLOOR

Master Bedroom

14'00 x 18'09 (4.27m x 5.72m)

Smoothly plastered ceiling, smoothly plastered walls - part papered, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Velux window to the rear elevation. Built-in wardrobes. Wooden door leading to the en-suite shower room. Fitted carpet staircase leading to the first floor.

En-Suite

4'07 x 7'07 (1.40m x 2.31m)

Smoothly plastered ceiling with vent extractor. Velux window, smoothly plastered walls, ceramic tiled splash backs, vinyl flooring, wall mounted radiator. Large double shower with electric shower overhead. Pedestal wash hand basin, close coupled toilet. Wooden door leading out to the master bedroom.

REAR

Enclosed rear garden with feather edged fencing surrounding, paved patio area. Laid Astro-turf lawn. Elevated decked area providing ample space for garden furniture. Decorative chippings, establish shrubbery. UPVC double glazed patio doors with side windows leading to the living / dining room. Side access to front.

COUNCIL TAX

Council tax band E

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			94
(81-91) B		84	
(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	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	EU Directive
		2002/91/EC	

