



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



11 Elm Grove, Barry CF63 1NB £275,000 Freehold

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

A beautifully presented three bedroom semi detached bungalow, that has been totally refurbished by the present owners. The property has been upgraded throughout with a newly fitted roof and offers spacious living accommodation. Within close proximity to public transport with links across the Vale of Glamorgan/Cardiff and local amenities is a short drive away. Viewing is essential to appreciate.

Briefly comprising, entrance hallway with doors to three bedrooms, family bathroom and a vaulted spacious living room. Door access to a modern kitchen and sun room overlooking the rear garden with underfloor heating. Benefiting from a newly fitted roof, combination boiler operating the gas central heating and UPVC double glazing throughout.



FRONT

Enclosed forecourt with slate chippings and shrubbery. Access to the entrance hallway via a UPVC double glazed front door.

Entrance Hallway

16'10 x 8'9 (5.13m x 2.67m)

Plastered ceiling with coving, papered walls. Porcelain tiled to flooring. Wooden doors to bedrooms, family bathroom and living room. Door to electric meter cupboard. Wall mounted radiator.

Living Room

17'11 x 12'0 (5.46m x 3.66m)

Vaulted ceiling, papered walls, laminate flooring. UPVC double glazed window to the front elevation. Door way to kitchen. Feature fireplace with marble surround and hearth. Radiator.

Kitchen

12'4 x 9'10 (3.76m x 3.00m)

Plastered ceiling and plastered coving. Metro splashback tiles. Ceramic tiled flooring. UPVC double glazed sliding patio doors opening to the sunroom. Kitchen comprising of wall mounted units and base units with glitter laminate work surface. Ceramic sink and drainer with mixer tap over. Integrated electric oven and grill. Space for fridge/freezer and space for wash machine.

Sun Room

15'1 x 9'9 (4.60m x 2.97m)

Polycarbonate roof with UPVC double glazed windows surrounding. Door opening to the rear garden. Laminate flooring with under floor heating.

Bedroom One

12'2 x 12'1 (3.71m x 3.68m)

Plastered ceiling and coving, papered walls. Fitted carpet flooring. Radiator.

Bedroom Two

12'4 x 10'2 (3.76m x 3.10m)

Plastered ceiling and coving, papered walls. Fitted carpet flooring. Radiator.

Bedroom Three

12'0 x 5'11(from wardrobes) (3.66m x 1.80m(from wadrobes))

Plastered ceiling and coving, plastered walls. Laminate flooring. Radiator. Fitted wardrobes.

Family Bathroom

8'2 x 7'10 (2.49m x 2.13m/3.05m)

Plastered ceiling, ceramic tiled walls. Ceramic tiled flooring. Bath with shower over. Vanity wash hand basin and toilet. Vertical towel rail heater. Opaque uPVC double glazed window.

REAR GARDEN

Fully enclosed rear garden with feather edge fencing surrounding. gate leading to the front elevation. Landscaped with raised flower beds. Shed with power and lighting and patio areas with artificial grass and mature shrubbery.

COUNCIL TAX

Council tax band C.

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.

