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## 82 Pontypridd Road, Barry CF62 7LS £260,000 Freehold

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

**\*\*NO CHAIN\*\*** A well presented semi detached bungalow placed in the ever popular 'West End' location, close to shops, schools, access to Porthkerry Park and beach via the Millward across the road.

Briefly comprising, entrance hallway, living room, fitted kitchen, utility room, two double bedrooms and a shower room. Benefiting from UPVC double glazing and gas central heating via a combination boiler. To the front, driveway providing ample parking, side access. To the rear an enclosed rear garden with patio area, laid to lawn and flower beds. Viewing advised.

AGENTS NOTE:- Attic is boarded with light and power. No onward chain.





## FRONT

Driveway for multiple vehicles. Laid to lawn with mature shrubbery. Wooden gate opening to the rear garden. Steps with handrails ascending to a UPVC obscured glass front door and side panel window.

## Hallway

Papered ceiling, plastered walls and dado rails, Karndeian flooring. Doors Radiator. Wooden doors to living room, kitchen, family bathroom and bedrooms. Attic hatch with pull down ladder. Loft is fully boarded.

## Living Room

20'4 x 12'6 (6.20m x 3.81m)

Papered ceiling with coving, papered walls, Karndeian flooring. Gas fire place with marble surround and hearth. UPVC double glazed bay fronted windows. Radiator.

## Bedroom One

15'0 x 12'2 (4.57m x 3.71m)

Papered ceiling, papered walls, ceramic tiled flooring. UPVC double glazed window overlooking the rear garden. Radiator. Wooden cupboard housing a combination boiler.

## Bedroom Two

11'2 x 8'5 (3.40m x 2.57m)

Papered ceiling, papered walls, fitted carpet flooring. Radiator. UPVC double glazed window to the front elevation.

## Shower Room

7'0 x 5'0 (2.13m x 1.52m)

Papered ceiling, ceramic tiled walls. Tiled flooring. UPVC obscured glass window to the side elevation. Shower cubicle with glass shower screen. Electric shower over. Aqua panelling surrounding. Vanity unit with toilet and wash hand basin. Storage cupboards.

## Kitchen

12'3 x 9'1 (3.73m x 2.77m)

Papered ceiling with coving, papered walls. vinyl flooring. UPVC double glazed windows to the side elevation. Door to rear lobby. Kitchen comprises of wall mounted units, base units with work surface over. Composite 1 1/2 sink and mixer tap over. Integrated four ring gas hob, integrated electric oven. Extractor fan over.

## REAR LOBBY

Timber to ceiling, tiled effect walls. Non slip vinyl flooring. Door to utility area. Storage cupboard. UPVC opaque glass door to the rear garden.

## Utility Area

Timber to ceiling, tiled effect walls. Non slip vinyl flooring. Plumbing for washing machine and space for fridge/freezer. UPVC double glazed window to the side elevation.

## REAR GARDEN

Patio area with wooden balustrade, steps descending to a level laid to lawn area with timber fencing surrounding.

## 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

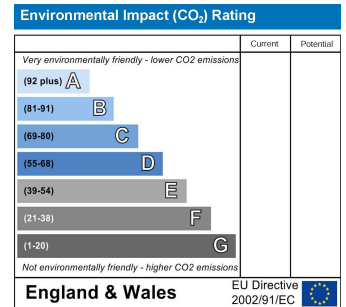
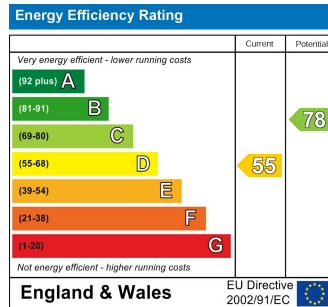
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## 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.



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