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## 74 Cornwall Rise, Barry CF62 9AG £330,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

**\*\*RARE TO THE MARKET\*\*** This beautifully presented three-bedroom detached property is situated on a larger than average plot, boasting spacious front and rear gardens with a further garage to the rear. The property is conveniently located within walking distance to convenient stores and transport links, enhancing its accessibility and convenience for residents.

The property offers spacious living areas, providing ample room for a growing family. The large fitted kitchen is a standout feature, offering functionality. Upstairs, the property features three double bedrooms and a modern family bathroom suite. Benefitting from gas central heating and uPVC double glazing.

Viewing is essential to appreciate this outstanding property with spacious grounds and privacy throughout.



## FRONT

A spacious corner position with a private and fully enclosed front garden surrounding by established hedges and shrubbery. Raised patio area with steps rising. Pathway leading to the rear aspect. Potential to extend further (Subject to the usual planning consent). UPVC double glazed front door opening to the hallway.

## Entrance Hallway

14'9 x 6'5 (4.50m x 1.96m)

Papered ceiling, coving and plastered walls with dado rails. Fitted carpet flooring. Wooden doors to living room and kitchen. Door to w.c. Stairs rising to the first floor. Radiators. Under stairs storage cupboard.

## W.C

5'0 x 2'9 (1.52m x 0.84m)

Textured ceiling, tiled walls and flooring. UPVC double glazed window to the side aspect. Close coupled toilet. Vanity wash hand basin. Towel rail heater.

## Living Room

16'3 x 14'2 (4.95m x 4.32m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. Gas fire place with marble hearth and surround. Radiators. UPVC double glazed window overlooking the front aspect. Door to kitchen.

## Kitchen

23'6 x 9'5 (7.16m x 2.87m)

PVC to ceiling. Plastered walls and ceramic tiled splashback areas. Tiled flooring. UPVC double glazed windows overlooking the rear aspect. A selection of wall mounted units and base units. Integrated electric oven and hob with extractor fan over. Plumbing for washing machine and dish washer. Space for tall fridge/freezer. Breakfast bar area. Radiator. UPVC double glazed door to the side aspect. Door to sitting/dining room.

## Sitting Room/Dining Area

24'0 x 15'10 (7.32m x 4.83m)

Plastered ceiling with coving. Papered walls. Laminate flooring. UPVC double glazed window to the front aspect. UPVC French doors opening to the rear garden. Radiators.

## FIRST FLOOR

### Landing

Papered ceiling and coving. Plastered walls. Airing cupboard. UPVC double glazed window to the side aspect. Doors to bedrooms and family bathroom. Attic has been partially boarded with ample storage room.

### Bedroom One

14'2 x 11'0 (4.32m x 3.35m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. UPVC double glazed window to the front. Space for wardrobes. Radiator.

### Bedroom Two

15'5 x 9'1 (4.70m x 2.77m)

Plastered ceiling and coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

### Bedroom Three

10'7 x 8'11 (3.23m x 2.72m)

Plastered ceiling with coving, plastered walls. Fitted carpet flooring. UPVC double glazed window to the front. Storage cupboard fitted. Radiator.

### Family Bathroom

9'0 x 7'8 (2.74m x 2.34m)

Pvc to ceiling. Tiled walls. Fitted vinyl flooring. UPVC double glazed window to

the rear aspect. L-shaped bath with mixer tap and waterfall shower off mains. Vanity wash hand basin with mixer tap. Close coupled toilet. Victorian style towel rail heater. Extractor fan.

## REAR GARDEN

An enclosed rear garden with slate flagstone. Timber boarders. Rockery pond with mature shrubbery. Timber feather edge fencing and brick built walls. PVC door leading to the rear parking facility with access to single garage.

## Garage

Lighting and power with space for one vehicle.

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

