



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



## 30 Heol Sirhwi, BARRY CF62 7TG £260,000 Freehold

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

A fantastic opportunity to acquire a well presented, low maintenance semi detached bungalow ideally placed in a cul de sac position. Situated on the Cwm Talwg Estate of Barry, in close proximity of Culverhouse Cross leading to the M4. The property briefly comprises, entrance hallway, living/dining room, kitchen overlooking front, two double bedrooms and a shower room. To the front, longer than average driveway providing ample parking, an additional block paved area. Access to garage with electric roller shutter door. To the rear, an enclosed garden with laid lawn and established shrubbery. Block paved patio area. A further paved patio area to the rear of the garden. Side access leading to front and garage. Benefiting from a central heating via a Worcester combination boiler situated in the loft area and UPVC double glazing throughout. OFFERED WITH NO ONGOING CHAIN.



## FRONT

An enclosed garden with driveway providing off road parking and leading to garage. further block paved hardstand to the front.

## Entrance Hallway

6'03 x 12'11 (1.91m x 3.94m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. Wooden doors leading to living room, kitchen, and shower room. Further wooden door's leading to Bedrooms one and two. Access to storage cupboard's.

## Living/Dining Room

9'06 x 16'02 (2.90m x 4.93m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Electric fireplace with feature surround. Wooden door leading out to the entrance hallway.

## Kitchen

7'08 x 8'05 (2.34m x 2.57m)

Textured ceiling. Smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashback's. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted kitchen comprising of wall and base units. Integrated induction hob. Stainless steel sink. Space for washing machine. Space for fridge freezer. Wooden door leading through to the entrance hallway.

## Shower Room

5'07 x 6'05 (1.70m x 1.83m)

Textured ceiling porcelain tiled walls, ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Double shower with thermostatically controlled shower overhead. Cistern toilet. Pedestal wash hand basin. Wooden door leading through to entrance hallway.

## Bedroom One

9'06 x 14'06 (2.90m x 4.42m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation overlooking rear garden. Wooden door leading through to the entrance hallway.

## Bedroom Two

8'08 x 8'10 (2.64m x 2.69m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Wooden door leading through to the entrance hallway.

## REAR

An enclosed garden mainly laid to lawn with established shrubbery. Block paved patio area leading from bedroom two. Further laid patio area to the rear of garden. Feather edge fencing surrounding. Gates providing access to driveway.

## GARAGE

9'10 x 19'02 (3.00m x 5.84m)

Electrical roller shutter door, new flat roof. Electric lighting and power sockets.

## 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.

