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30 Enfield Drive, Barry CF62 8NU £270,000 Freehold

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

A much loved two bedroom semi detached bungalow situated in the ever popular Highlight Park area of Barry. The property is conveniently located in walking distance to Tesco Supermarket, doctors surgery and a few minutes walk to a regular bus service to Cardiff/town centre. The M4 lies approx. 6 miles away and Cardiff International Airport approx. 1 mile away. The property briefly comprises, porch, entrance hallway, living / dining room, fitted kitchen. Two double bedroom's sitting room and conservatory, and a family bathroom room. To the rear, an enclosed level garden with block paved patio area and established shrubbery. To the front, a well maintained garden with laid decorative chippings and established shrubbery, and a block paved driveway with gates access to rear. Benefiting from double glazing and gas central heating throughout.

Viewing highly recommended -



FRONT

Block paved driveway with gates to further parking. Laid decorative chippings and established shrubbery. Composite front door leading to the entrance porch.

Entrance Porch

4'00 x 5'02 (1.22m x 1.57m)

Panelled ceiling with inset light's. Smoothly plastered wall's. Ceramic tiled flooring. UPVC double glazed windows to the front and side with obscured glass insert. Composite front door with obscured glass insert. UPVC door leading through to the entrance hallway.

Entrance Hallway

3'02 x 3'10 (0.97m x 1.17m)

Textured ceiling. Smoothly plastered walls. Wood laminate herringbone block flooring. UPVC double glazed front door leading to entrance porch. Through opening to kitchen. Wooden door leading to living dining room. Wood louvred doors to storage.

Kitchen

5'10 x 11'11 (1.78m x 3.63m)

Textured ceiling. Smoothly plastered walls. Continuation of wood laminate herringbone block flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Space for gas cooker. Space for washing machine. Space for fridge freezer. Stainless steel sink. Porcelain tiled splashback's. Through opening to entrance hallway.

Living / Dining

11'06 x 15'04 (3.51m x 4.67m)

Textured ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Decorative fireplace. Wooden door leading through to the entrance hallway. Further wooden door leading through to hallway.

Hallway

3'00 x 6'05 (0.91m x 1.96m)

Textured ceiling with loft access. Smoothly plastered walls. Wood laminate flooring. Wooden door's leading through to living / dining room, bathroom, bedroom one and bedroom two. Further wooden door to a storage cupboard.

Bedroom One

8'03 x 13'10 (2.51m x 4.22m)

Textured ceiling with coving and inset lights. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to hallway.

Bedroom Two

7'02 x 9'11 (2.18m x 3.02m)

Textured ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors through to Conservatory. Wooden door leading through to sitting room. Further wooden door leading out to hallway.

Sitting Room

7'02 x 7'08 (2.18m x 2.34m)

Smoothly plastered ceiling. Smoothly plastered walls - part PVC panels. Wood laminate flooring. Wall mounted vertical radiator. UPVC double glazed windows to the front and rear. Wooden door leading through to bedroom two.

Conservatory

7'02 x 16'01 (2.18m x 4.90m)

Polycarbonate roof. UPVC double glazed window's to the side and rear. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed French doors leading to rear garden. UPVC double glazed French doors leading to bedroom two.

Bathroom

5'08 x 6'03 (1.73m x 1.91m)

Textured ceiling with inset lights. Porcelain tiled walls. Wood laminate flooring. wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin, close coupled toilet. Bath with shower overhead. Wooden door leading through to hallway.

REAR

A enclosed rear garden with wall and feather edge fencing. Laid decorative stone chippings. Paved patio area. Establish shrubbery surrounding. Side access to front. UPVC double glazed French doors leading into the Conservatory.

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.

