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## 9 Conway Drive, Barry CF62 7EZ £340,000 Freehold

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

This beautifully presented spacious semi detached family home and must be viewed to appreciate.

Having been upgraded over recent years by its present sellers. Briefly comprising of porch, entrance hallway, living room opening into kitchen, dining area, conservatory. To the first floor: Three bedrooms and a family shower room. Larger than average driveway to the front and a larger enclosed rear garden which has a patio area, laid to lawn and planted with shrubs. Converted garage providing space for a Gym/Study with an additional area currently used as a home office. The converted garage also benefits from a utility area.

This sought after area which is close to local amenities; parks, shops, public transport routes, easy access to link roads leading to M4 corridor, popular school catchment.





## FRONT

Driveway providing ample parking, laid to lawn. Established shrubbery. Access to rear. UPVC double glazed front door leading into porch and through to entrance hallway.

## Porch

3'04 x 6'08 (1.02m x 2.03m)

UPVC double glazed front door with obscured glass leading through to entrance hallway.

## Entrance Hallway

5'07 x 12'11 (1.70m x 3.94m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed door with obscured glass leading from porch. Fitted carpet staircase rising to the first floor. Access to under stairs storage. Wooden doors leading to the front living room, and to kitchen / dining area.

## Living Room

11'02 x 14'06 (3.40m x 4.42m)

Smoothly plastered ceiling with coving. Smoothly plastered walls with picture rail's. Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Log burner Stove with ceramic tiled hearth and feature surround. Wooden door leading out to the entrance hallway.

## Kitchen

8'03 x 10'06 (2.51m x 3.20m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood effect laminate flooring. Porcelain metro tiled splashback's. UPVC double glazed window to the rear garden. UPVC double glazed door leading to the rear garden. A modern fitted shaker style kitchen comprising of wall and base units. Wood laminate worktop's. Integrated induction hob. Integrated fan assisted oven. Stainless steel cooker hood. Integrated dishwasher. Porcelain sink with mixer tap over. Through opening to dining area. Wooden door leading to entrance hallway.

## Dining Area

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

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of wood effect laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading through to conservatory. Through opening to kitchen.

## Conservatory

8'10 x 11'01 (2.69m x 3.38m)

Polycarbonate roof. UPVC double glazed windows surrounding. Wood effect laminate flooring. Wall mounted radiators. UPVC double glazed French doors leading through to the dining area. UPVC double glazed French doors leading out to the rear garden.

## FIRST FLOOR

### First Floor Landing

6'05 x 8'07 (1.96m x 2.62m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window with obscured glass and bespoke shutters to the side elevation. loft comprising of drop-down ladder partially boarded with a wall mounted combination 2022 approx. boiler. Wooden doors leading to bedrooms one, two and bedroom three. Wooden bi-fold doors leading through to family shower room. Access to storage. Fitted carpet staircase descending to ground floor.

### Bedroom One

10'08 x 11'08 (3.25m x 3.56m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with fitted bespoke shutters. Built-in double wardrobe. Wooden door leading to the first floor landing.

### Bedroom Two

9'01 x 10'09 (2.77m x 3.28m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with fitted bespoke shutters. Built in cupboard. Wooden door leading to the first floor landing.

### Bedroom Three

8'03 x 8'09 (2.51m x 2.67m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with fitted bespoke shutters. Access to storage. Wooden door leading to the first floor landing.

## Family Bathroom

5'07 x 6'04 (1.70m x 1.93m)

Smoothly plastered ceiling with inset light's. Porcelain metro style tiles to walls. Ceramic tiled flooring. Modern wall mounted towel rail. UPVC double glazed window with obscured glass to rear elevation with fitted Bespoke shutters. Vanity wash hand basin. Vanity toilet. Walk in double shower with thermostatically controlled shower overhead. Bi-fold wooden doors leading through to the first floor landing.

## REAR

An enclosed rear garden with paved patio area. Laid to lawn. Establish shrubbery surrounding. Laid decorative chippings. Feather edged fencing to the side. Side access to front. UPVC door leading into converted garage (Gym / Study area). UPVC double glazed patio door with glass inserts leading through into kitchen. UPVC double glazed French doors leading to the conservatory. Space for garden shed.

## GYM/STUDY (CONVERTED GARAGE)

7'05 x 12'00 (2.26m x 3.66m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Vinyl flooring. UPVC double glazed French doors leading to driveway. Wooden door leading to a utility area with space for washing machine and tumble dryer. UPVC door leading to the rear garden. Wooden door leading to the home office.

## HOME OFFICE (CONVERTED GARAGE)

5'02 x 7'05 (1.57m x 2.26m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Continuation of vinyl flooring. UPVC double glazed window with obscured glass to the side elevation. Wooden door leading through to gym / study area.

## 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.

