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3 St. Brannocks Close, Barry CF62 7NH £250,000 Freehold

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

This charming three bedroom semi-detached home in the sought-after west end of Barry is now available for sale with no chain. Boasting gas central heating and double glazing, this well-presented property features living/dining room, kitchen and three bedrooms and a family bathroom.

The highlight of this home is its generously sized rear garden, perfect for outdoor enjoyment, along with a convenient driveway to the side which has shared access with the neighbouring property. Situated in a sought after area, this home offers proximity to local amenities such as shops, parks, schools in a popular catchment area, easy access to M4 corridor via link roads, and convenient public transport routes. Offered without a forward chain.



FRONT

Driveway to side with shared access to neighbouring property. Laid to lawn, shrubs and side access to rear. Please note, the property has no garage.

Entrance

UPVC double glazed door, laminate flooring, opening to kitchen.

Kitchen

10'8 x 8'5 (3.25m x 2.57m)

Smoothly plastered ceiling, wall units, base units with work tops, inset sink, drainer and mixer tap, electric hob and cooker hood, eye level oven, space for tall fridge freezer, space for dishwasher, space for washing machine UPVC double glazed window to the rear.

Living/Dining Room

18'3 x 15'6 (5.56m x 4.72m)

Smoothly plastered ceiling, solid wood flooring, stairs ascending to first floor, UPVC double glazed window to front and a radiator.

FIRST FLOOR

Landing

Smoothly plastered ceiling, fitted carpet, attic hatch, doors leading to 3 bedrooms and the bathroom.

Bedroom 1

13'4 x 8'5 (4.06m x 2.57m)

Smoothly plastered ceiling, fitted wardrobes, radiator, UPVC double glazed window to front.

Bedroom 2

13'4 x 8'5 (4.06m x 2.57m)

Smoothly plastered ceiling, fitted wardrobes, radiator, UPVC double glazed to rear.

Bedroom 3

10'2 x 9'6 (3.10m x 2.90m)

Smoothly plastered ceiling, radiator, UPVC double glazed window to front.

Bathroom

Smoothly plastered ceiling, close couple cistern toilet, wash hand basin, bath with an electric over head shower, radiator, UPVC double glazed window to rear.

REAR

Patio area, laid to lawn, shrubs, side access to front.

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 . You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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