



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



27 Port Road East, Barry CF62 9PY £340,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING

A charming semi-detached residence that has been tastefully extended over time, offering spacious and versatile living. Viewing is highly recommended to fully appreciate this property. The layout includes an entrance hallway, an open-plan kitchen and dining area, a living room with French doors opening to the rear garden, a study/playroom, a utility room, and a WC cloakroom. The master bedroom with an en-suite shower room is also situated on the ground level. To the first floor, there are two double bedrooms and a generously sized family bathroom. Outside, there is a front garden with a well-maintained lawn and shrubbery, a driveway for off-road parking. To the rear a larger-than-average south facing enclosed rear garden featuring a spacious patio, lawn area, and pergola for additional seating comfort. The property benefits from UPVC double glazing and gas central heating throughout.



FRONT

A front garden with a well-maintained lawn and established shrubbery, driveway providing ample off-road parking. Composite front door leading to the entrance hallway. Side access to rear.

Entrance Hallway

5'00 x 8'01 (1.52m x 2.46m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted vertical radiator. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wooden door leading to the master bedroom with en-suite. A further wooden door with glass inserts leading through to kitchen / dining area.

Kitchen / Dining Room

10'02 x 26'11 (3.10m x 8.20m)

Smoothly plastered ceiling with inset lights and coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted vertical radiator. UPVC double glazed window to the side and front elevations. UPVC double glazed door with obscured glass leading to the side elevation. A modern fitted kitchen comprising of wall and base units. Wood laminate worktop's and upstands. Composite's sink. Integrated dishwasher. Space for range master cooker (Option to remain) Space for fridge freezer. A wooden door with glass inserts leading through to the entrance hallway. A further wooden door with glass inserts leading through to the inner hallway.

Master Bedroom

10'07 x 13'08 (3.23m x 4.17m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built-in wardrobes. A wooden door leading to a en-suite shower room. Wooden door leading to the entrance hallway.

En-Suite

4'09 x 9'01 (1.45m x 2.77m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Vinyl flooring. Porcelain tiled splashback's. Walk in shower with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wooden door leading through to the master bedroom.

Inner Hallway

4'07 x 10'04 (1.40m x 3.15m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted radiator. Wooden door with glass inserts leading through to the kitchen / dining area. Further wooden door's leading to W.C. Cloakroom and a utility room.

Living Room

11'08 x 17'01 (3.56m x 5.21m)

Smoothly plastered vaulted ceiling with inset lights. Smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted vertical radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to the patio area and rear garden. Through opening to the inner hallway. Wooden door leading to study / play room.

Study / Play Room

7'08 x 10'01 (2.34m x 3.07m)

Smoothly plastered vaulted ceiling with inset light's. Smoothly plastered walls - part papered. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the living room.

Utility Room

6'00 x 8'09 (1.83m x 2.67m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted combination boiler. Space for washing machine. Space for tumble dryer. Wooden door leading through to the inner hallway.

W.C Cloakroom

2'11 x 5'04 (0.89m x 1.63m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of wood laminate flooring. Porcelain tiled metro style splashback's. Wall mounted sink. Vanity toilet. Wooden door leading through to the inner hallway.

FIRST FLOOR

First Floor Landing

2'08 x 8'03 (0.81m x 2.51m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase. Wooden door's leading to bedrooms two and three. A further wooden door leading through to family bathroom.

Bedroom Two

10'04 x 13'02 (3.15m x 4.01m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted vertical radiator. UPVC double glazed window to the front elevation. Wooden door leading to walk in wardrobe. A further wooden door leading to the first floor landing.

Bedroom Three

7'10 x 12'01 (2.39m x 3.68m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted vertical radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

Family Bathroom

8'02 x 9'01 (2.49m x 2.77m)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to rear Ceramic tiled splashback's. Bath, separate shower with thermostatically controlled shower overhead. Vanity wash hand basin. Vanity toilet. Wooden door leading to the first floor landing.

REAR

A larger than average south facing rear garden with feather edged fencing surrounding. Laid lawn. Establish shrubbery. Paved patio area and pagoda providing additional seating area's. Side access to front. French doors leading to the living room.

COUNCIL TAX

Council tax band C

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

Environmental Impact (CO₂) 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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