



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



40 Bron Awelon, Barry CF62 6PS £429,950 Freehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING C

Nestled in the sought-after Garden Suburb location of Barry, this charming extended semi-detached house is a true gem waiting to be discovered. Boasting three reception rooms and four bedrooms, this property offers generous living space for a growing family or those who love to entertain.

Upon entering, you are greeted by a welcoming porch that leads to an inviting hallway. The ground floor features a cosy living room, a versatile sitting room/dining room with original parquet flooring, and a well-equipped fitted kitchen and utility room. Additionally, there is a convenient w.c. shower room and a further spacious lounge, providing ample space for relaxation.

Ascending to the first floor, you will find four comfortable bedrooms and a family bathroom.. The property benefits from gas central heating and UPVC double glazing throughout.

Externally, the front of the property boasts parking for ample vehicle's via a driveway, while a gated side access leads to the rear garden. The rear garden is larger than average, featuring a beautifully maintained lawn and a patio area.

Offered with no forward chain, this delightful home is a rare find in a desirable location. With its spacious interior, well-maintained garden, and convenient amenities, this property is a must-see. Don't miss the opportunity to make this house your home - book a viewing today and discover the endless possibilities that await you at this lovely residence in Bron Awelon.



Front

Driveway flowerbeds chippings gated side access into the garden a UPVC double glazed obscured glass front door into porch.

Porch

6'5 x 2'8 (1.96m x 0.81m)

Smoothly plastered ceiling smoothly plastered walls ceramic tiled floor glazed inner door into hallway.

Inner Hallway

Textured ceiling coving smoothly plastered walls Kardeen flooring stairs rising radiator door leading to dining room and the sitting room.

Dining Room

15'5 x 13'11 (4.70m x 4.24m)

Textured ceiling coving papered walls original herringbone block flooring UPVC double glazed bay window overlooking the front Victorian style cast-iron fireplace radiator and door leading to the kitchen.

Kitchen

13'10 x 10'10 (4.22m x 3.30m)

Smoothly plastered spotlighted ceiling coving smoothly plastered wall ceramic tiled flooring UPVC double glazed window and door leading to the garden.

Wall units base units and work surfaces over space for range style gas cooker and extractor over two bowl ceramic sink under stairs storage cupboard and radiator and door leading to the utility room.

Utility Room

7'8 x 6'1 (2.34m x 1.85m)

Textured ceiling smoothly plastered walls ceramic tiled flooring.

Wall units base units space for washing machine, stainless steel sink integrated tall fridge freezer door to the shower room.

Shower/ Cloakroom

5'8 x 5'3 (1.73m x 1.60m)

Textured ceiling ceramic tiled flooring UPVC double glazed obscured glass window to the rear, close coupled cistern toilet cloakroom wash hand basin, shower cubicle with a mains pressure shower and a chrome towel rail radiator.

Lounge

14'5 x 14'1 (4.39m x 4.29m)

Smoothly plastered ceiling coving smoothly plastered walls flooring UPVC double glazed French doors opening to the garden two UPVC double glazed obscured glass windows to the side and a radiator.

Sitting Room

15'3 x 14'5 (4.65m x 4.39m)

Textured ceiling coving, picture rail smoothly plastered walls Kardeen flooring UPVC double glazed window overlooking the front and a radiator.

Landing

Textured ceiling coving smoothly plastered walls, doors leading to 4 bedrooms and the family bathroom.

Bedroom 1

14'6 x 10'9 (4.42m x 3.28m)

Smoothly plastered ceiling coving smoothly plastered walls fitted carpet UPVC double glazed windows overlooking the front with partial sea views, built-in wardrobes and a radiator.

Bedroom 2

14'6 x 7'11 (4.42m x 2.41m)

Smoothly plastered ceiling coving smoothly plastered walls laminate flooring UPVC double glazed window overlooking the rear and a radiator.

Bedroom 3

9'4 x 7'1 (2.84m x 2.16m)

Textured ceiling coving smoothly plastered walls, picture rail laminate flooring UPVC double glazed windows overlooking front a built-in alcove cupboard and a radiator.

Bedroom 4

10'8 x 8'7 (3.25m x 2.62m)

Papered ceiling attic hatch picture rail smoothly plastered walls laminate flooring UPVC double glazed window overlooking the rear.

Bathroom

8'3 x 7'7 (2.51m x 2.31m)

Ceramic tile splashback vinyl flooring UPVC double glazed obscured glass window to the rear, close coupled cistern toilet pedestal wash basin, bath with shower nozzle over a cupboard concealing a wall mounted gas combination boiler and a radiator.

Rear

Patio area laid lawn detached garden shed.

COUNCIL TAX

Council tax band

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.

