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82 Portland Drive, Barry CF62 5AW £260,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

This three bedroom, mid-link home constructed by Taylor Wimpey and placed on the popular Quays Development near Barry Waterfront. Close to Barry Island leading to numerous beaches, coastal walks, Barry train station and Asda. The property was constructed in 2015 Briefly comprising, entrance hallway, fitted kitchen, W.C / Cloakroom, living / dining room with UPVC double glazed French doors opening to the rear enclosed garden. To the first floor, two double bedrooms and a family bathroom. To the second floor. A master bedroom with en-suite shower room. To the front a low-maintenance garden. with two allocated parking bays. To the rear, a garden with patio area, laid Astro Turf lawn, decked sun terrace and gated rear access. The property benefits from UPVC double glazing throughout, gas central heating via combination boiler. Viewing essential to appreciate. Agents note: a maintenance charge attributed to the property is payable. Approx. £119 PA.



FRONT

Driveway with parking for two cars. Laid decorative chippings, and laid lawn. Composite front door leading to entrance hallway.

Entrance Hallway

4'09 x 16'00 (1.45m x 4.88m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Wooden door leading to w.c cloakroom. Wooden door leading to kitchen. Wooden door leading to living / dining. Fitted carpet staircase rising to first floor. Access to storage.

Kitchen

8'08 x 12'04 (2.64m x 3.76m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled flooring. Porcelain tiled splashbacks. Wall mounted radiator. UPVC double glazed window to the front elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Space for washing machine. Space for Dishwasher. Space for fridge/freezer. Breakfast bar area. Wooden door leading to entrance hallway.

W.C Cloakroom

3'04 x 6'02 (1.02m x 1.88m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Pedestal wash hand basin. Close Couple toilet. Wooden door leading to entrance hallway.

Living / Dining

12'07 x 13'11 (3.84m x 4.24m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic wood effect tiled flooring. Wall mounted radiator. UPVC double glazed French doors with side windows to the rear garden.

FIRST FLOOR

First Floor Landing

3'00 x 10'11 (0.91m x 3.33m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wooden doors leading to bedrooms two and three. A further wooden door leading to the family bathroom. Door leading in inner hallway.

Bedroom Two

12'09 x 13'11 (3.89m x 4.24m)

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

Bedroom Three

7'01 x 9'07 (2.16m x 2.92m)

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

Family Bathroom

6'02 x 7'01 (1.88m x 2.16m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Porcelain tiled splashbacks. Porcelain tiled flooring. Wall mounted radiator. Bath. Pedestal wash hand basin. Close coupled toilet. Wooden door leading to first floor landing.

Inner Hallway

4'09 x 7'07 (1.45m x 2.31m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted carpet staircase rising to second floor. Wooden door leading to first floor landing.

SECOND FLOOR

Master Bedroom

9'00 x 19'09 (2.74m x 6.02m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Velux window to the rear elevation. Wooden door leading to en-suite. Access to built in storage. Fitted carpet staircase to the first floor.

En-Suite

4'08 x 7'07 (1.42m x 2.31m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. Velux window to the rear elevation. Walk in shower with electric shower over head. Pedestal wash hand basin. Close coupled toilet. Wooden door leading to master bedroom.

REAR

An enclosed rear garden. Paved pathway and patio area. Laid Astro Turf lawn. Laid decorative chippings. Raised decked area to the rear. Side access.

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.

