



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



4 Y Rhodfa, Barry CF63 4DF £330,000 Freehold

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

**** PANORAMIC WATER FRONT VIEWS **** This beautifully presented townhouse features a hallway, study, cloakroom, and kitchen/dining room on the ground floor. The first floor includes a living room and a master bedroom with an en-suite shower, while the second floor offers two additional bedrooms and a family bathroom. The property boasts a landscaped low-maintenance garden with porcelain patio slabs, Astro turfed lawn, and rear lane access at the back. At the front, there are allocated parking bays, a block-paved pathway with shrubbery, and decorative chippings. Located in Barry Waterfront, this property is conveniently close to amenities such as a doctor's surgery, chemist, shops, and a local train station providing easy access to Cardiff city centre. Additionally, it is just a short distance from the popular Barry Island seaside resort. Viewing is highly recommended



FRONT

Two allocated parking bays. Laid decorative chippings. Block paved pathway leading to a composite front door.

Entrance Hallway

7'10 x 13'06 (2.39m x 4.11m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wooden door's leading to kitchen / diner, study and W.C. Cloakroom.

Study

8'09 x 9'09 (2.67m x 2.97m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with views over the water front. Wooden door leading out to the entrance hallway.

W.C Cloakroom

3'01 x 4'10 (0.94m x 1.47m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Close coupled toilet. Wall mounted sink. Porcelain tiled splashback's. Wooden door leading out to the entrance hallway.

Kitchen / Dining

12'09 x 12'11 (3.89m x 3.94m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled flooring. Porcelain tiled splashback's. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to the rear garden. Fitted kitchen comprising of wall and base units. Integrated gas hob. Integrated double oven. Space for washing machine, space for dishwasher, space for fridge freezer. Integrated cooker hood. Quartz worktops and upstands. Wooden door leading to entrance hallway. Access to storage.

FIRST FLOOR

First Floor Landing

7'04 x 10'01 (2.24m x 3.07m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wooden doors leading to bedrooms one and living room. Fitted carpet staircase rising to the second floor. Further fitted carpet staircase descending to ground floor.

Living Room

9'02 x 12'10 (2.79m x 3.91m)

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

Bedroom One

9'06 x 12'11 (2.90m x 3.94m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Wooden door leading through to en-suite shower room. Further wooden door leading out to the first floor landing.

En-Suite Shower Room

4'05 x 6'07 (1.35m x 2.01m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Shower with thermostatically controlled shower overhead. Ceramic tiled splashback's. Wall mounted sink. Close coupled toilet. Wooden door leading to master bedroom.

SECOND FLOOR

Second Floor Landing

7'00 x 9'08 (2.13m x 2.95m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from first floor. Wooden door's leading to bedrooms two, three and the family bathroom. Access to storage.

Bedroom Two

10'02 x 12'10 (3.10m x 3.91m)

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

Bedroom Three

8'07 x 12'10 (2.62m x 3.91m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Wooden door leading out to the second floor landing.

Family Bathroom

5'06 x 6'02 (1.68m x 1.88m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splash back's. Pedestal wash hand basin. Close coupled toilet. Bath. Wooden door leading out to the second floor landing.

REAR

An enclosed garden with Lane access to the rear. Surrounded by feather edged fencing. Paved porcelain tiled patio area and further raised patio area. Laid decorative chippings. Laid Astro Turf Lawn. UPVC double glazed French doors leading to the kitchen / dining room.

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

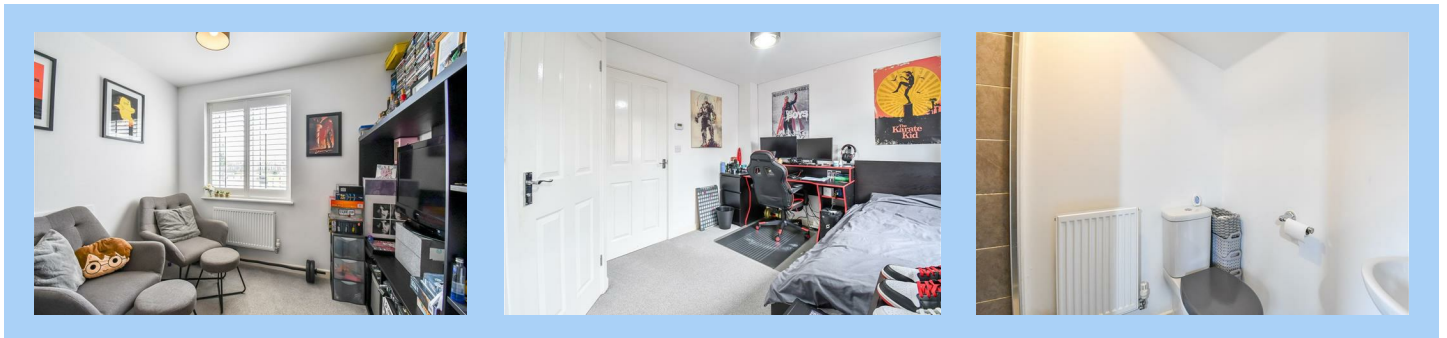
We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	86	96
(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 (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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