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14 St. Brannocks Close, Barry CF62 7NH £370,000 Freehold

4 BEDS | 1 BATH | 3 RECEPT | EPC RATING C

Nestled in this sought-after area, placed within a non through road is this charming detached bungalow offering versatile living. Allowing three reception rooms and four bedrooms, this property offers ample space for comfortable living.

This spacious living room and a separate dining room with original maple wood flooring, sunroom and a fitted kitchen, complete with integrated appliances.

With four well-appointed bedrooms and a family bathroom with a separate W.C cloakroom, this home caters to the needs of a growing family. The property benefits from UPVC double glazing and gas central heating.

Outside, the property offers parking for 2 vehicles, a longer than average driveway leading to a carport, and a private rear garden. The enclosed rear garden features a patio area, steps ascending to a further paved space, and beautifully planted shrubbery.

Located in the desirable West End location of Barry, with schools and shops nearby. Ideally offered with No forward chain.



FRONT

Block paved driveway providing ample parking facilities. Access to car port. UPVC double glazed door leading to kitchen. Planted established shrubbery. Access to rear.

Kitchen

9'07 x 12'02 (2.92m x 3.71m)

Textured ceiling. Porcelain tiled wall's. Laminate flooring. UPVC double glazed window to side elevation. UPVC double glazed door leading to drive. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Integrated induction hob. Integrated double oven. Stainless steel cooker hood. Space for fridge / freezer. Integrated dishwasher. Stainless steel sink. Wooden door leading through to the living room.

Living Room

12'07 x 19'10 (3.84m x 6.05m)

Textured ceiling with coving. Papered wall's. Original polished wood maple flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Through opening to sunroom. Wooden doors leading to kitchen and hallway.

Sun Room

6'11 x 10'07 (2.11m x 3.23m)

Textured ceiling with coving. Original polished wood maple flooring. UPVC double glazed window's to the front. UPVC double glazed door leading to front drive. Wooden door with glass insert leading through to dining room. Through opening to living room.

Dining Room

11'03 x 13'09 (3.43m x 4.19m)

Textured ceiling with coving. Papered walls. Original polished wood flooring. Wall mounted radiator. Aluminium window to the front elevation. Serving hatch to kitchen. Wooden door with glass insert through to sunroom.

Hallway

2'11 x 8'02 x 18'05 (0.89m x 2.49m x 5.61m)

Textured ceiling within inset light's and loft access. Papered wall's. Original polished maple wood flooring. Wall mounted radiator. Built in storage with wall mounted combination boiler. Wooden doors leading to bedroom's one, two and three. Further wooden doors leading to bedroom four the family bathroom, and W.C. Cloakroom.

Bedroom One

11'06 x 17'06 (3.51m x 5.33m)

Textured ceiling. Smoothly plastered - part textured walls. Fitted carpet flooring. Wall mounted radiator. Built-in wardrobes and units. Vanity sink. Sliding UPVC double glazed patio doors to rear garden. Wooden door leading through to hallway.

Bedroom Two

9'00 x 11'05 (2.74m x 3.48m)

Textured ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to hallway.

Bedroom Three

9'03 x 10'01 (2.82m x 3.07m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Built-in double wardrobe's. Wooden door leading through to the hallway.

Bedroom Four

7'11 x 8'05 (2.41m x 2.57m)

Textured ceiling. Papered wall's. Original maple wood flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Access to storage. Wooden door leading to the hallway.

Bathroom

6'06 x 7'10 (1.98m x 2.39m)

Textured ceiling. Porcelain tiled walls - part papered. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Bath with electric shower overhead. Vanity wash hand basin. Vanity toilet. Access to storage cupboard which includes plumbing for a washing machine. Wooden door leading to hallway.

W.C Cloakroom

2'07 x 5'00 (0.79m x 1.52m)

Textured ceiling. Papered wall's. Vinyl flooring. UPVC double glazed window with obscured glass to the side elevation. Close coupled toilet. Wall mounted sink. Wooden door leading out to hallway.

REAR

An enclosed private garden. Planted established shrubbery. Paved patio area steps leading to a further raised patio area. Side access to front. Access to front car port. UPVC double glazed sliding patio doors leading to bedroom One.

CAR PORT

Accessed via front block paved drive. Access to a glazed room with options for use as a greenhouse, potting area and storage.

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

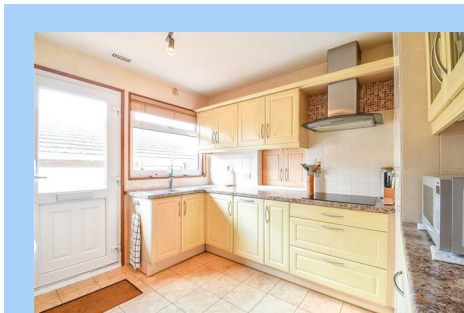
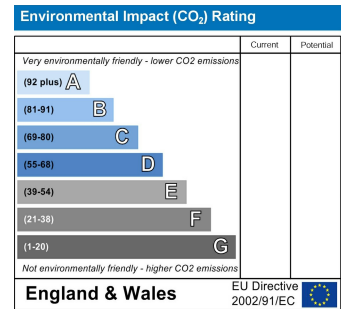
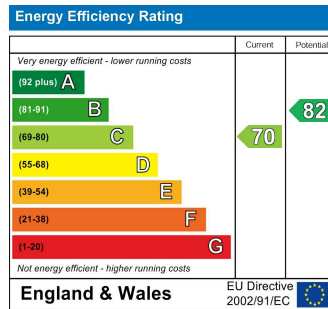
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.



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