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13 Price Avenue, Barry CF63 1JR £370,000 Freehold

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

****NO ONWARD CHAIN**** A beautifully presented family home, located in the heart of Barry. This property boasts spacious living areas, modern open plan kitchen and four or five bedrooms, making it highly versatile. Close to local amenities, schools, and transport links providing links across the Vale and easy access to Cardiff/M4.

Rarely available, this versatile four bedroom detached house benefits from gas central heating, drive way and garage. To the ground floor, two living rooms, one study/potential fifth bedroom, open plan kitchen/dining area, shower room, utility and integral garage. To the first floor, four bedrooms, master bedroom having ensuite, and family bathroom. To the front, off street parking with spacious block paved driveway. To the rear, enclosed lawn garden with feather edge fencing, paved patio and raised decked area. Viewing recommended.



FRONT

Laid to lawn, complimentary hedges, spacious block paved drive way, side access to rear. Access to garage.

Entrance Hallway

Plastered ceiling and walls, coving, opaque window to front, Fitted carpet flooring, stairs to first floor. Radiator.

Kitchen

19'4 x 12'0 (5.89m x 3.66m)

Plastered ceiling, plastered walls, coving. Kitchen comprises; Wren wall and base units with complimentary work tops, sink and drainer with mixer tap, space for range master cooker, space for American fridge freezer, integral NEF dishwasher and washing machine. Radiator. UPVC double glazed window to front and rear aspects, fitted carpet.

Utility Room

8'11 x 3'9 (2.72m x 1.14m)

Space and plumbing for utilities, door to integral garage, door to rear garden, wall mounted baxi combi boiler - 2/3 years old.

Living Room

13'0 x 23'11 (3.96m x 7.29m)

Smoothly plastered ceiling, plastered walls. Fitted carpet flooring. Radiator, gas fire with sensor lighting, UPVC double glazed window to front and side aspect.

Shower Room

Close coupled toilet, wash hand basin, shower, aqua panelling, radiator. UPVC double glazed window to rear aspect.

Study/Bedroom

Smoothly plastered ceiling, plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to rear aspect.

Sitting Room

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

Smoothly plastered ceiling, plastered walls. Fitted carpet flooring, UPVC double glazed window to rear aspect. Radiator.

FIRST FLOOR

Landing

Plastered ceiling and walls, fitted carpet, loft access. Doors to further rooms.

Bedroom One

13'2 x 11'1 (4.01m x 3.38m)

Plastered ceiling and plastered walls. Fitted wardrobes, fitted carpet, power points, radiator. UPVC double glazed window to front aspect.

En-suite

W.C., hand basin with base storage unit, shower cubicle, tiled walls, extractor fan, radiator, fitted carpet.

Bedroom Two

13'2 x 11'11 (4.01m x 3.63m)

Plastered ceiling and plastered walls. Coving, fitted wardrobes, fitted carpet, radiator, power points, UPVC double glazed window to front aspect.

Bedroom Three

11'11 x 9'10 (3.63m x 3.00m)

Plastered ceiling and plastered walls. Coving, fitted carpet, radiator, power points, UPVC double glazed window to rear aspect.

Bedroom Four

12'0 x 6'1 (3.66m x 1.85m)

Plastered ceiling, plastered walls. Fitted carpet, power points, radiator, UPVC double glazed windows to rear aspect.

Family Bathroom

W.C., handbasin, bath, tiled walls, radiator, fitted storage cupboard, storage in eaves, carpeted, opaque UPVC window to rear aspect.

REAR

Patio area, laid to lawn, flower beds, brook at bottom of garden, green house with electric and gas, space for further shed storage, outside tap, enclosed feather edge fencing, side access to front.

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.

| 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 (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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