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## 12 Tan Y Fron, Barry CF62 6QQ £385,000 Freehold

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

A lovely family home in need of upgrading and placed in the highly sought after location of Barry's Garden Suburb. Purpose made paths run through the estate and is perfectly positioned allowing easy access to Porthkerry Country Park and numerous beaches. Early viewing is recommended.

Briefly comprising: entrance hallway, w.c/cloak room, living and dining room and kitchen. To the first floor, three bedrooms and a family bathroom. Benefiting from gas central heating and UPVC double glazing. To the front, a spacious block paved drive and access to garage. To the rear a level patio with steps rising to an enclosed laid to lawn garden with mature shrubs. Sold with no onward chain.





## FRONT

Paved driveway for multiple vehicles. Establish shrubbery surrounding. Enclosed with hedges and brick-built walls. Access to garage via double wooden doors. Wooden stain glass front door.

## ENTRANCE HALLWAY

Textured ceiling, coving, textured walls, carpet flooring, carpet stairs rising to 1st floor. Traditional wooden doors to WC, living room and kitchen.

## W.C/CLOAKROOM

5'10 x 4'3 (1.78m x 1.30m)

Textured ceiling, plastered walls with ceramic tiles, ceramic tile flooring. UPVC double glazed window to side aspect. Victorian style towel rail heater. Toilet. Pedestal wash hand basin with twin taps.

## LIVING ROOM

16'6 x 12'5 (5.03m x 3.78m)

Textured ceiling with coving and exposed beams. Papered walls. Carpet flooring. UPVC double glazed window to front aspect. Radiator. Gas fireplace with wood surround and marble hearth. Traditional wooden glazed door opening to dining area.

## DINING AREA

13'6 x 11'2 (4.11m x 3.40m)

Textured ceiling, coving, papered walls, carpet flooring. UPVC double glazed French doors opening to the rear patio area. Radiator. Wooden glass panel door to kitchen.

## KITCHEN

23'6 x 10'2 (7.16m x 3.10m)

Textured ceiling, plastered walls and tiles, vinyl flooring. UPVC double glazed window to the side aspect and further UPVC double glazed window and door to the rear aspect. Kitchen comprises of wall mounted units, base units, laminate work surface, under stairs storage cupboard. Space for all appliances. Inset sink with mixer tap. Radiators, wall mounted boiler.

## FIRST FLOOR

### LANDING

Textured ceiling with coving, textured walls, carpet flooring, wooden doors to bedrooms and family bathroom. Further wooden door to large storage cupboard.

### BEDROOM ONE

12'4 x 10'7 (3.76m x 3.23m)

Textured ceiling, coving, papered walls, fitted storage cupboard surrounding. UPVC double glazed window overlooking the rear aspect. Carpet flooring. Radiator.

### BEDROOM TWO

13'7 x 12'5 (4.14m x 3.78m)

Textured ceiling with coving. Papered walls, carpet flooring. UPVC double glazed window overlooking the front aspect with distant sea views across the Bristol Channel. Radiator.

### BEDROOM THREE

12'11 x 8'1 (3.94m x 2.46m)

Sloping textured ceiling, papered walls, carpet flooring. UPVC double glazed window overlooking the front aspect with distant sea views across the Bristol Channel. Fitted storage cupboards. Radiator.

## FAMILY BATHROOM

10'4 x 9'1 (3.15m x 2.77m)

Textured ceiling, plastered walls and ceramic tiles, vinyl flooring. UPVC double glazed obscured glass window to the rear aspect. Four piece suite with bath twin taps over. Separate shower cubicle with glass shower screen and electric shower over. Pedestal wash basin. Toilet. Radiator.

## REAR GARDEN

Level patio area with wooden door opening to garage. Steps rising to a level garden with mature shrubbery and access to greenhouse. Outside lighting and outside tap. Brick-built walls surrounding.

## COUNCIL TAX

Council tax band D.

## 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

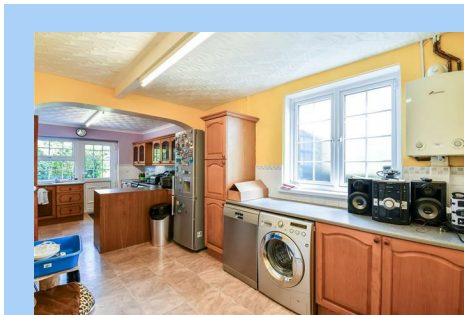
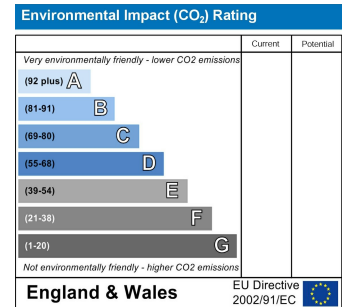
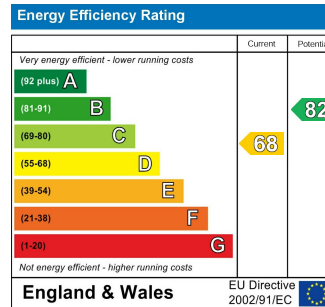
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## 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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