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66 Bron Awelon, Barry CF62 6PS £420,000 Freehold

3 BEDS | 3 BATH | 2 RECEPT | EPC RATING

Welcome to this beautifully presented versatile family home in the sought-after West End location of Barry. Located in the prestigious Garden Suburb estate, this property offers not only a beautiful home but also easy access to local attractions such as Marine Drive, Porthkerry Park, and the famous Barry Island.

Upon entering, you are greeted by a beautifully designed double extension that offers a separate annex, perfect for accommodating guests or extended family members. The main house features a spacious open living, kitchen, and dining area, ideal for entertaining. Additionally, the ground floor includes a convenient downstairs w/c and utility area. To the first floor, you'll discover the master suite complete with a private en-suite, dressing area, and a Juliette balcony. A further double bedroom and a family bathroom. The annex comprises of its own open living space, kitchen, dining room, and a delightful sun room. A separate staircase leads to the bedroom with its own en-suite

Don't miss out on the opportunity to own this exceptional property with versatile living spaces in a prime location.



FRONT

Off road parking for multiple vehicles. Established hedges. Access to entrance.

ENTRANCE PORCH

Via composite door with decorative glass panels. UPVC double glazed window to the front elevation. Wood effect flooring. Two doors leading into main house and annex.

MAIN DWELLING

ENTRANCE HALLWAY

Via wooden door with decorative stained glass panel. Radiator. Staircase rising to first floor landing. Fitted carpet. Door into;

LIVING ROOM

14'0" x 12'0" (4.29m x 3.68m)

UPVC double glazed bay window to the front elevation. Coving to ceiling. Feature fireplace with space for log burner in situ. Two radiators. Original wooden floor boards. Open to;

KITCHEN

14'0" x 7'10" (4.27m x 2.39m)

Spotlights to ceiling. Range of wall and base units and matching island with work surfaces over. Integrated full size fridge, full size freezer and dishwasher. Slot in range cooker to remain. Stainless steel sink with mixer tap over, to the island. Built in pantry cupboard. Tiling to floor. Door leading to rear lobby and open to;

DINING ROOM

11'10" x 6'11" (3.63m x 2.13m)

UPVC double glazed patio doors to the rear elevation overlooking and leading to the rear garden. Spotlights to ceiling. Radiator. Continuation of the tiling to the floor.

INNER LOBBY/UTILITY

8'2" x 2'5" (2.49m x 0.76m)

UPVC door with obscure glass panel giving access to the living room of the annex. Ample space and plumbing for white goods. Open to;

W/C

3'10" x 2'5" (1.17m x 0.76m)

Close coupled toilet. Wash hand basin with mixer tap over.

FIRST FLOOR LANDING

Access to loft space. Fitted carpet flooring. Doors to two bedrooms and family bathroom.

MASTER SUITE

19'3" x 9'4" (5.87m x 2.87m)

UPVC double glazed patio to the rear elevation with a Juliette balcony. Coving and spotlights to ceiling. Original cast iron fireplace. Radiator. Fitted carpet and wood effect Amtico flooring to dressing area. Access to en-suite.

EN-SUITE

6'11" x 4'11" (2.13m x 1.50m)

UPVC double glazed obscure window to the rear elevation. Spotlights to ceiling. Three piece suite comprising; close coupled toilet, vanity unit housing the wash hand basin with mixer tap over and walk in double shower cubicle with mixer shower over. Tiling to splash back areas. Heated towel rail. Continuation of the wood effect Amtico flooring.

BEDROOM TWO

14'2" x 9'4" (4.32m x 2.87m)

UPVC double glazed windows to the front elevation. Original feature cast iron fireplace. Built in storage cupboard. Radiator. Fitted carpet flooring.

FAMILY BATHROOM

7'8" x 7'6" (2.34m x 2.29m)

Spotlights to ceiling. Tiling to all walls. Three piece suite comprising; close coupled toilet, vanity unit housing the wash hand basin with mixer tap over and freestanding bath with freestanding mixer tap and shower attachment. Heated towel rail. Wood effect Amtico flooring.

ANNEX ENTRANCE

Via wooden door leading into;

OPEN LIVING/DINING/KITCHEN

LIVING AREA:

UPVC double glazed window to the front elevation. Spotlights and coving to ceiling. Wall lights. Staircase with glass inserts rising to first floor bedroom. Ample room for living and dining furniture. Two radiators. Wood effect flooring. Door leading into rear lobby.

KITCHEN AREA:

Range of wall and base units, with temporary work surfaces over. *Hard wood work surfaces. Stainless steel sink with mixer tap over, built in oven/grill, microwave and electric hob to be re-fitted* Integrated fridge and freezer. Continuation of the wood effect flooring. Tiling to splash back areas. Leading to sun room.

SUN ROOM

10'0" x 4'7" (3.07m x 1.42m)

UPVC double glazed windows to the side and rear. Patio doors to the rear overlooking and leading to the rear garden. Power points. Tiling to the floor.

BEDROOM

20'2" x 8'0" (6.17m x 2.44m)

UPVC double glazed windows to the front and rear elevation. Coving to ceiling. Two radiators. Fitted carpet. Open to;

EN-SUITE

6'9" x 4'11" (2.08m x 1.50m)

UPVC double glazed obscure window to the rear elevation. Spotlights to ceiling. Three piece suite comprising; low-level w/c, wash hand basin with mixer tap over and walk in double shower with wall mounted mixer shower. Tiling to all walls. Heated towel rail. Wood effect flooring.

REAR GARDEN

Rear garden enclosed with timber fence and mature hedges. Paved patio area with raised flowerbeds surrounding, ample room for garden furniture. Laid with lawn. BBQ area with space for dining. Side access and further patio. Outside power points and water tap.

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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