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39 Winston Road, Barry CF62 9SU £200,000 Freehold

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

Placed on Winston Road in Barry, this delightful three-bedroom semi-detached house, conveniently located in a sought-after area to the North of Barry. The property is within easy reach of local amenities including shops, schools, and public transport, making daily life a breeze.

Comprising of a porch, entrance hallway leading to a lounge, dining room, fitted kitchen, To the first floor, three bedrooms, a separate w.c., and a family bathroom.

Outside, the front of the property has laid to lawn area. To the rear, laid lawn, a charming patio area, brick built storage shed.

Benefiting from UPVC double glazing and gas central heating. Offered with no onward chain, this is a fantastic opportunity not to be missed. Viewing is highly recommended to fully appreciate the potential and charm this property has to offer.



Front

Gated front garden steps descending laid lawn gated access to the side of the property. Aluminium double glazed obscured glass sliding door to the porch.

Porch

6'3 x 4'4 (1.91m x 1.32m)

Smoothly plastered ceiling ceramic tiled walls, ceramic tiled floor UPVC double glazed obscured glass door to the hallway.

Hallway

Smoothly plastered ceiling smoothly plastered walls fitted carpet stairs rising under stairs storage cupboard radiator doors leading to kitchen and lounge.

Lounge

14'11 x 11' (4.55m x 3.35m)

Smoothly plastered ceiling smoothly plastered walls fitted carpet UPVC double glazed window overlooking the front and a radiator.

Kitchen

10'2 x 9'1 (3.10m x 2.77m)

Smoothly plastered ceiling floor-to-ceiling ceramic tiled walls ceramic tiled flooring. UPVC double glazed window overlooking the rear Aluminium double glazed obscured glass door to the side. Wall units base units and work surfaces over integrated electric oven four burner gas hob an extractor over integrated fridge/ freezer space for washing machine and a stainless steel sink.

Dining Room

11'1 x 9'8 (3.38m x 2.95m)

Smoothly plastered ceiling smoothly plastered walls fitted carpet UPVC double glazed window overlooking the rear and a radiator.

Landing

Smoothly plastered ceiling drop-down attic hatch and ladder. a gas combination boiler is situated in the attic, smoothly plastered walls fitted carpet UPVC double glazed window overlooking the side doors to 3 bedrooms, bathroom, separate WC and an airing cupboard.

Bedroom 1

11'2 x 10'5 (3.40m x 3.18m)

Smoothly plastered ceiling smoothly plastered walls fitted carpet UPVC double glazed window overlooking the front and a radiator.

Bedroom 2

12'5 x 9'11 (3.78m x 3.02m)

Smoothly plastered ceiling smoothly plastered walls fitted carpet UPVC double glazed window overlooking the rear with partial views of the Bristol Channel built-in wardrobe and a radiator.

Bedroom 3

9'11 x 6'11 (3.02m x 2.11m)

Smoothly plastered ceiling smoothly plasterboard fitted carpet UPVC double glazed window overlooking the front and a radiator.

Bathroom

5'7 x 4'8 (1.70m x 1.42m)

Smoothly plastered ceiling ceramic tiled wall laminate flooring UPVC double glazed obscured glass window to the rear vanity unit wash hand basin bath with a mains pressure shower over and a chrome towel rail radiator.

WC

5'7 x 2'8 (1.70m x 0.81m)

Smoothly plastered ceiling floor-to-ceiling ceramic tiled walls vinyl flooring close coupled cistern toilet UPVC double glazed obscured glass window to the side.

Side Garden

Paved area gated access to the front garden shed steps descending to the rear.

Rear Garden

Patio area laid lawn gated access to the lane and a garden shed.

COUNCIL TAX

Council tax band tbc

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.

