



## 44 Bron Awelon, Barry CF62 6PS £328,000 Freehold

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

This well presented semi detached property situated in the popular, suburb location of Barry, close to schools, Porthceri Park leading to the beach. The property briefly comprises, porch, entrance hallway, living room, dining room, kitchen and a ground floor shower room.

To the first floor, three bedrooms. Benefiting from UPVC double glazing and gas central heating throughout. To the rear, a patio area, laid to lawn and planted mature shrubs and flowers, UPVC double glazed French door leading to the dining room. To the front.

Driveway, laid to lawn area surrounded by shrubs.

The property could lend itself to being extended subject to the usual planning consent. Viewing highly recommended to appreciate.





## FRONT

Driveway, Laid to lawn surrounded by planted established shrubbery. UPVC double glazed front door leading to the entrance hallway.

## Entrance Hallway

4'02 x 8'01 (1.27m x 2.46m)

Smoothly plastered ceiling - part textured. Papered walls. Fitted carpet flooring. UPVC double glazed window with obscured glass to the side. UPVC double glazed front door with obscured glass insert leading from drive. Wooden doors leading to living room, a further wooden door leading to downstairs shower room. Fitted carpet staircase rising to the first floor.

## Living Room

13'09 x 14'01 (4.19m x 4.29m)

Textured ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Wooden door leading through to the dining room. A further wooden door leading through to the entrance hallway. Gas-fire with surround.

## Dining Room

7'10 x 17'05 (2.39m x 5.31m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading to the rear garden. Wooden door leading through to the living room. A further wooden door leading through to the kitchen. Access to under stairs storage.

## Kitchen

5'00 x 15'09 (1.52m x 4.80m)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the side elevation. UPVC double glazed window with obscured glass to the rear. UPVC double glazed patio door with obscured glass insert to the rear garden. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Space for gas cooker, space for washing machine, space for fridge freezer. Stainless steel sink. Wooden door leading through to the dining room.

## Bathroom

5'01 x 8'01 (1.55m x 2.46m)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Double walk-in shower with thermostatically controlled shower overhead. Porcelain tiled splashback's. Pedestal wash hand basin. Close coupled toilet. Wooden door leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

2'10 x 7'09 (0.86m x 2.36m)

Textured ceiling with loft access. Papered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Wooden doors leading to bedrooms one, two and bedroom three.

### Bedroom One

9'05 x 14'01 (2.87m x 4.29m)

Textured ceiling. Papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. Feature original cast iron fireplace. UPVC double glazed window to the front elevation with partial channel views. Wooden door leading to the first floor landing. Access to storage housing a wall mounted combination boiler.

### Bedroom Two

8'05 x 10'08 (2.57m x 3.25m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Feature original cast-iron fireplace. Wooden door leading to the first floor landing.

### Bedroom Three

7'06 x 8'09 (2.29m x 2.67m)

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

## REAR

Enclosed rear garden. Paved patio area. Laid to Lawn. Planted established shrubbery surrounding. Space for shed. UPVC double glazed French doors leading to dining room. UPVC double glazed patio door leading to the kitchen.

## 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

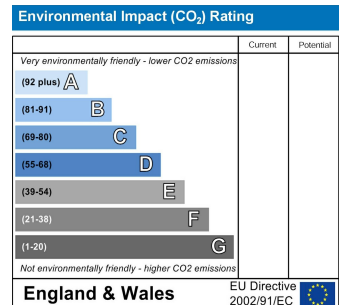
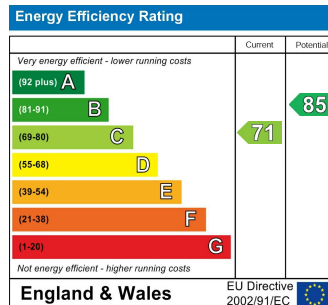
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

## PHOTOGRAPH DISCLAIMER

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