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## 52 Bron Awelon, Barry CF62 6PS £400,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

This beautifully presented three bedroom semi detached property in a much sought after area of Barry. Placed in the Garden Suburb location, within close proximity of numerous beaches and parks.

Viewing highly recommended.

Briefly comprising, entrance hallway, w.c. cloakroom, living room opening to dining room, fitted kitchen/breakfast. To the first floor, three bedrooms with dressing room, family bathroom. To the front, driveway providing ample parking.

To the rear, an enclosed garden with laid to lawn. Brick built home office with power and lighting, and patio. Benefiting from UPVC double glazing and gas central heating via a combination boiler.

Viewing highly recommended.



## FRONT

Driveway with laid decorative sandstone chippings. Planted established shrubbery surrounding. Composite front door leading to entrance hallway. Electrics for Vehicle charging point. (Current unit not to remain).

## Entrance Hallway

3'06 x 22'10 (1.07m x 6.96m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Ceramic decorative tiled flooring. Wall mounted radiator. Composite front door with obscured glass insert to the front. UPVC double glazed door leading to rear garden. Access to built-in storage. Wall mounted combination boiler. Wooden door's leading through to living / dining room.

## Living / Dining Room

17'04 x 22'00 (5.28m x 6.71m)

Smoothly plastered ceiling with inset lights and coving. Smoothly plastered walls. Revealed floorboards. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Staircase rising to the first floor. Wooden doors leading to entrance hallway. W.C. Cloakroom. Through opening to kitchen / breakfast.

## Kitchen / Breakfast

13'07 x 16'09 (4.14m x 5.11m)

Smoothly plastered vaulted ceiling. Smoothly plastered walls. Vinyl flooring. Aluminium double glazed Bi Folding doors to the rear. A Fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain double Belfast sink. Space for range cooker. Stainless steel cooker hood. Space for washing machine, space for tumble dryer, space for dishwasher, space for fridge / freezer. Porcelain tiled splashbacks. Through opening to living / dining room.

## W.C Cloakroom

2'10 x 4'10 (0.86m x 1.47m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashback's. Vanity wash - hand basin. Close coupled toilet. Wooden door leading through to living/dining room.

## FIRST FLOOR

### First Floor Landing

2'11 x 7'09 (0.89m x 2.36m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wooden doors leading to bedrooms one, two, and bedroom three. A further wooden door leading to the family bathroom.

### Bedroom One

9'06 x 15'06 (2.90m x 4.72m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Built-in wardrobes. Wooden door leading through to the first floor landing.

### Bedroom Two

9'06 x 10'07 (2.90m x 3.23m)

Smoothly plastered ceiling with inset lights and loft access. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to storage. Wooden door leading through to the first floor landing.

### Bedroom Three

7'05 x 8'09 (2.26m x 2.67m)

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

## Family Bathroom

4'08 x 15'02 (1.42m x 4.62m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed windows with obscured glass to front and rear elevations. Porcelain tiled splashback's. Double walk-In shower with thermostatically controlled shower overhead. Close coupled toilet. Vanity wash hand basin. Bath. Wooden door leading out to the first floor landing.

## REAR

An enclosed rear garden. Paved sandstone patio area. Laid to lawn. Seating area with shelter. Access to Home office. Aluminium double glazed Bi-Fold doors to kitchen / breakfast. UPVC double glazed door leading to entrance hallway.

## Home Office

6'10 x 8'11 (2.08m x 2.72m)

Smoothly plastered vaulted ceiling with revealed beams. Smoothly plastered walls. Ceramic tiled flooring with underfloor heating. UPVC double glazed windows to the front overlooking garden. UPVC double glazed door to side. Power and lighting. Separate Internet supply.

## 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.

