



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



30 Heol Eyr Mor, Barry CF62 5DA £259,950 Freehold

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

Nestled in the charming Heol Eyr Mor of Barry, this delightful semi-detached house offers a perfect blend of comfort and convenience. Boasting a prime location within a cul-de-sac on Barry Island, this property is a stone's throw away from sandy beaches, reputable schools, bustling shops, and a train station providing easy access to Cardiff.

Upon entering, you are greeted by an inviting hallway leading to a cloakroom/WC, a cosy living room, a modern kitchen/diner with a staircase ascending to the first floor, and a lovely conservatory. The first floor hosts two well-appointed bedrooms, both with fitted storage, with the master bedroom featuring an en-suite shower room, and a family bathroom.

Outside, the front of the property features decorative chippings and a driveway offering parking space for two vehicles, supplemented by additional parking available through the garage. The rear of the property presents a block paved patio area and an Astro Turf lawn, perfect for outdoor relaxation. The rear garden and the kitchen provide picturesque sea views, adding a touch of tranquillity to the home.

Benefiting from UPVC double glazing and gas central heating via a combination boiler, this property ensures warmth and comfort throughout the seasons. Offered with no onward chain, this residence is ready to become your new home.



FRONT

Driveway leading to garage. Laid decorative chippings. Planted shrubbery. Paved pathway leading to a UPVC double glazed front door leading into the entrance hallway.

Entrance Hallway

3'11 x 4'10 (1.19m x 1.47m)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. Wooden door leading to W.C cloakroom. A further wooden door leading through to living room.

W.C Cloakroom

3'03 x 5'05 (0.99m x 1.65m)

Textured ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splashback's. Pedestal wash hand basin. Close coupled toilet. Wooden door leading through to the entrance hallway.

Living Room

10'05 x 14'08 (3.18m x 4.47m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to the entrance hallway. A further wooden door leading through to the kitchen / breakfast. Access to under stairs storage. Gas fire with feature surround.

Kitchen / Breakfast

8'09 x 13'06 (2.67m x 4.11m)

Textured ceiling with inset light's. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed sliding patio doors through to the conservatory. A fitted kitchen comprising of wall and base units. Wood laminate worktop's. Composite sink. Integrated four ring hob. Integrated double oven. Integrated fridge / freezer. Space for breakfast table. Fitted carpet staircase rising to the first floor. Wooden door leading through to the living room. Wall mounted combination boiler. Porcelain tiled splash backs.

Conservatory

6'03 x 8'09 (1.91m x 2.67m)

Polycarbonate roof. UPVC double glazed windows. Vinyl flooring. UPVC double glazed French doors leading out to the rear garden. UPVC double glazed sliding patio door's leading to kitchen / breakfast.

FIRST FLOOR

First Floor Landing

6'02 x 8'00 (1.88m x 2.44m)

Textured ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Wooden door's leading to bedrooms one, two and the family bathroom. Access to storage. Fitted carpet staircase rising from ground floor.

Bedroom One

10'08 x 11'02 (3.25m x 3.40m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the en-suite shower room. Built-in storage. Wooden door leading out to the first floor landing.

En - Suite

4'11 x 5'01 (1.50m x 1.55m)

Textured ceiling. Porcelain tiled walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Shower cubicle with thermostatically controlled shower overhead. A close coupled toilet. Pedestal wash hand basin. Wooden door leading through to the master bedroom.

Bedroom Two

7'01 x 10'07 (2.16m x 3.23m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching channel views. Built-in double wardrobe. Wooden door leading to the first-floor landing.

Family Bathroom

6'01 x 6'07 (1.85m x 2.01m)

Textured ceiling with inset lights and vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splashback's. UPVC double glazed window with obscured glass to the rear elevation. Large double shower with electric powered shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading to the first floor landing.

REAR

A rear enclosed garden with side access to front with Partial channels views and views over Barry Island. Feather edged fencing surrounding. Block paved patio area. Laid Astro turf lawn. UPVC French doors leading to the conservatory.

GARAGE

A garage with an up and over door. Power and Lighting. Drive way.

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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