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13 Elm Grove, Barry CF63 1NB £254,950 Freehold

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

SEMI DETACHED BUNGALOW..... A beautifully presented bungalow. Positioned in a quiet location off Coldbrook Rd and in close proximity to bus routes, the link road and all amenities. The property briefly comprises, entrance hallway, living room, fitted kitchen, three bedrooms with bedroom three currently being used as a dining room, and a shower room.

To the front a low maintenance garden enclosed by wrought iron fencing with laid decorative stone chippings, planted established shrubbery. To the rear, a beautifully presented spacious garden with laid to lawn, planted with established shrubs, decked patio area, side access and a space for a garden shed. Benefiting from having UPVC double glazing and gas central heating via a combination boiler.

Sold with no onward chain.



FRONT

Gated front garden enclosed by wrought iron fencing. Deceptive stone chippings. Planted Shrubs. Enter property via UPVC double glazed front door. Side access with wooden gate giving access to rear garden.

Entrance Hallway

5'11 x 16'05 (1.80m x 5.00m)

Papered ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. Wooden Doors leading to bedrooms, one, two and the bathroom. Further wooden door leading to dining room / bedroom three. Wooden door leading to the living room with kitchen beyond.

Living Room

18' 0" max x 11'10" max (5.49m 0.00m max x 3.61m max)

Papered ceiling. Coving. Papered walls Wood laminate flooring. Wall mounted radiator. Electric fire and feature surround. UPVC double glazed window to the front elevation. Glazed French doors giving access to the kitchen. Wooden door leading to the entrance hallway.

Kitchen

11'11" max x 10'01" max (3.63m max x 3.07m max)

Textured ceiling. Coving. Papered walls. Ceramic tiled walls. Tiled to splash-back areas. UPVC double glazed window to the rear elevation. UPVC partially glazed door opening to the rear garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Stainless steel sink. Space for washing machine. Space for slimline dishwasher. Space for gas cooker.

Bedroom One

11'11 x 12'00 (3.63m x 3.66m)

Smoothly plastered ceiling. Coving. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in wardrobes. Wooden door leading to the entrance hallway.

Bedroom Two

9'08 x 11'11 (2.95m x 3.63m)

Papered ceiling. Coving. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading to the entrance hallway.

Bedroom Three / Dining Room

7'08 x 11'11 (2.34m x 3.63m)

Textured ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in wardrobe. Cupboard housing combination boiler. Wooden door leading to the entrance hallway.

Bathroom

8'00 x 8'01 (2.44m x 2.46m)

Textured ceiling. Coving. Papered walls with tongue and groove panelling below waist height. Tiled to splash-back areas. Vinyl flooring. Wall mounted radiator. UPVC double glazed opaque glass window to the rear elevation. Walk in double shower cubicle with electric shower overhead. Vanity unit wash-hand basin. Close coupled cistern WC. Wooden door leading to the entrance hallway.

REAR

A Beautifully presented enclosed rear garden with side access. Decked patio area. Steps ascending to paving. Laid lawn, established shrubs and trees. Space for a Garden shed.

COUNCIL TAX

Council tax band C

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.

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.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

