



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



## 32 Ffordd Cwm Cidi, Barry CF62 6LJ £450,000 Freehold

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

This four bedroomed detached property situated in the ever popular West End location of Barry. In close proximity of shops, local amenities and approx 10 minutes walk to two local schools. Through the estate are purpose made paths leading directly to Porthceri Country Park/Beach. Within easy access to Culverhouse Cross leading to the M4. The property briefly comprises, entrance hallway, study/ bedroom, Master bedroom with dressing area and en-suite, bedroom two and bedroom three, family bathroom. To the lower ground floor:- Living room, dining room and kitchen breakfast. Play room / Bedroom. Utility room and w.c cloakroom. Workshop providing ideal office space. A private and spacious rear garden with feather edge fencing surrounding. Established with shrubbery surrounding, laid to lawn with raised flower beds. Patio areas. Backing onto woodlands with gate leading. Door to a integrated workshop. Side access and to the front, ample parking via a driveway leading to a double garage. Benefiting via gas central heating and UPVC double glazing throughout. An opportunity to acquire a very well presented family home in the prime location of Barry.



## FRONT

Tarmac driveway for multiple vehicles. Access to double garage. Wrought iron fencing surrounding, steps descending and leading to the rear garden. Laid to lawn with flowerbeds and mature shrubbery. Composite front door opening to entrance hallway.

## GARAGE

Full power and lighting throughout. Up and over door.

## Entrance Hallway

Plastered ceiling with coving and plastered walls. Fitted carpet flooring. Radiator. Fitted carpet stairs descending to lower ground floor. Door to study/bedroom. Storage cupboards, one housing a hot water tank. Doors to further bedrooms and family bathroom. Attic access.

## Study/Bedroom

8'8 x 7'9 (2.64m x 2.36m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the front elevation. Radiator.

## Master Bedroom

12'5 x 10'4 (3.78m x 3.15m)

Plastered ceiling, coving, plastered walls and fitted carpet flooring. Radiator. UPVC double glazed window to the rear elevation. Arch way leading to dressing room.

## Dressing Room

9'6 x 6'5 (2.90m x 1.96m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. Door to en-suite. Fitted wardrobes.

## En-Suite

9'9 x 5'10 (2.97m x 1.78m)

Plastered ceiling with coving and spotlighting. Plastered walls with ceramic tiles. Fitted carpet flooring. UPVC double glazed window to the side elevation. Shower cubicle with shower over. Vanity unit with toilet and wash hand basin. Radiator.

## Bedroom Two

15'8 x 8'4 (4.78m x 2.54m)

Plastered ceiling, coving and plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the rear garden. Radiator.

## Bedroom Three

10'5 x 9'3 (3.18m x 2.82m)

Plastered ceiling, coving, plastered walls and fitted carpet flooring. UPVC double glazed window overlooking the rear. Radiator.

## Family Bathroom

8'9 x 7'2 (2.67m x 2.18m)

Plastered ceiling with spotlighting, plastered walls with ceramic tiles. Fitted carpet flooring. UPVC double glazed window to the side elevation. Bath with shower attachment over. Close coupled toilet. Pedestal wash hand basin. Radiator.

## LOWER GROUND FLOOR

### Hallway

11'3 x 10'11 (3.43m x 3.33m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. Radiator. Doors to living room, dining room, kitchen, bedroom/play room and w.c.

### W.C

8'3 x 6'4 (2.51m x 1.93m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. Understairs storage. Close coupled toilet. Wash hand basin. Radiator.

### Living Room

16'8 x 12'6 (5.08m x 3.81m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the side elevation. UPVC French door to the rear garden. Electric fireplace. Radiator.

### Dining Room

11'9 x 8'1 (3.58m x 2.46m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear elevation. Radiator. Double glass panel doors.

### Kitchen

23'4 x 8'3 (7.11m x 2.51m)

Plastered ceiling with coving, plastered walls with ceramic splash back tiles. Laminate

flooring. UPVC double glazed window to the rear and side elevation. Composite door leading to the rear garden. Kitchen comprises of wall units, base units and laminate worksurfaces over. Wall mounted boiler. Composite 1 1/2 sink and mixer tap. Integrated electric oven and grill. Inset gas hob with extractor fan over. Space for American fridge freezer. Space for breakfast table. Door to utility room.

## Utility Room

8'4 x 7'8 (2.54m x 2.34m)

Plastered ceiling with coving, plastered walls, UPVC double glazed window to the front elevation. A selection of base units and laminate worksurfaces over. Plumbing for washing machine. Radiator.

## Bedroom/Play Room

14'8 x 8'2 (4.47m x 2.49m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. Radiator. UPVC double glazed window to the side elevation.

## REAR GARDEN

A private and spacious rear garden with feather edge fencing surrounding. Established with shrubbery surrounding, laid to lawn with raised flower beds. Patio areas. Backing onto woodlands with gate leading. Door to an integrated workshop. Gate leading to the front.

## WORKSHOP

14'3 x 9'5 (4.34m x 2.87m)

Plastered ceiling and walls, power and lighting throughout.

## COUNCIL TAX

Council tax band F.

## 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.

