



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



10 Sandringham Close, Barry CF62 8BD £289,950 Freehold

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

VIEWING HIGHLY RECOMMENDED.... A semi detached property situated in the ever popular 'Highlight Park' to the North of Barry. Local amenities such as a supermarket, doctors surgery, schools, bus links, Cardiff/M4 link road and Cardiff International Airport are all in close proximity. The property briefly comprises; entrance hallway, living room to the front, dining room to rear with sliding patio doors opening to a conservatory, and a fitted kitchen. To the first floor, three bedrooms and a family shower room. To the front, laid to lawn and planted established shrubbery, paved pathway leading to a UPVC front door, to the side a block paved driveway providing ample parking and access to garage. To the rear a tiered enclosed private garden with laid AstroTurf lawn, Block paved patio area and a raised decked patio area and access to garage. The property benefits from UPVC double glazing and gas central heating throughout. A fantastic family home, well presented throughout.



FRONT

Large front garden with laid to lawn and planted established shrubbery. Paved pathway leading to a UPVC double glazed front door. Side access to rear.

Entrance Hallway

6'00 x 13'07 (1.83m x 4.14m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and side panels to the front. Fitted carpet staircase rising to the first floor. Wooden doors leading to living room and kitchen. Access to under stairs storage.

Living Room

10'05 x 13'02 (3.18m x 4.01m)

Textured ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Feature fireplace with electric fire. Through opening to dining area. Wooden door leading through to the entrance hallway.

Dining Room

9'03 x 10'10 (2.82m x 3.30m)

Textured ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Through opening to living room. UPVC double glazed sliding patio doors leading through to conservatory.

Kitchen

7'07 x 10'10 (2.31m x 3.30m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. UPVC double glazed windows to side and rear. UPVC double glazed patio door with obscured glass insert leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Stainless steel sink. Integrated five ring gas hob. Integrated oven. Stainless steel cooker hood. Space for dishwasher, space for washing machine, space for fridge / freezer. Wooden door leading through to the entrance hallway.

Conservatory

9'01 x 9'05 (2.77m x 2.87m)

Polycarbonate roof. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. UPVC double glazed French doors leading out to the rear garden. UPVC double glazed sliding patio doors leading through to dining room.

FIRST FLOOR

First Floor Landing

6'05 x 8'05 (1.96m x 2.57m)

Textured ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from ground floor. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading to the shower room.

Bedroom One

10'02 x 13'07 (3.10m x 4.14m)

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

Bedroom Two

10'08 x 11'01 (3.25m x 3.38m)

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

Bedroom Three

6'05 x 9'10 (1.96m x 3.00m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Access to built-in storage. Wooden door leading to the first floor landing.

Shower Room

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

Textured ceiling. Porcelain tiled walls- Part PVC panelling. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Double shower with thermostatically controlled shower overhead. Wooden door leading to the first floor landing.

REAR

An enclosed rear garden with side access to the front. Laid Astroturf lawn. Raised block paved

patio area. Steps rising to a further raised decked area providing ample room for garden furniture. Garden shed. Access to garage. UPVC double glazed French doors leading to the conservatory. UPVC double glazed patio door leading to the kitchen.

GARAGE

9'06 x 21'02 (2.90m x 6.45m)

Up and over garage door leading from block paved driveway. Power and lighting. UPVC double glazed windows to side and rear. UPVC double glazed patio door with obscured glass insert leading to rear garden.

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.

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

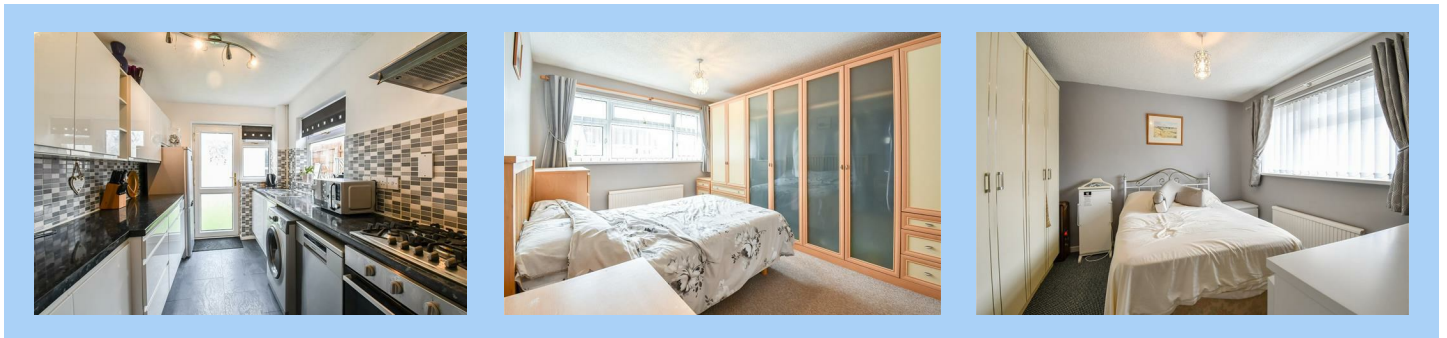
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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