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44 Whitewell Road, Barry CF62 9TU £229,950 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

This attractive three-bedroom semi-detached residence, conveniently located near Colcot Road providing easy access to Cardiff/M4, boasts views of the Merthyr Dyfan conservation area from the front and partial views of the channel.

The property features an entrance hallway, a spacious living room, a dining room and a well-equipped kitchen. To the first floor, three bedrooms and a family bathroom. The front of the property includes a driveway and enclosed garden with a lawn and decorative chippings. The rear of the property offers a patio area with steps leading to a lawn, adorned with established shrubbery. Additionally, there is a brick-built outbuilding and side access. The property benefits from gas central heating and UPVC double glazing throughout.



FRONT

Driveway for one vehicle. Steps ascending to a laid to lawn garden with flowerbeds, slate chipping and shrubbery. Wrought iron fencing and brick built walls surrounding. Side access leading to the rear garden. UPVC double glazed front door opening to the hallway.

Entrance Hallway

Textured ceiling with coving and papered walls. Ceramic tiled flooring. Fitted carpet stairs rising to the first floor. Cloak storage. Door to living room.

Living Room

14'10 x 11'3 (4.52m x 3.43m)

Plastered ceiling, coving and papered walls. Laminate flooring. UPVC double glazed door to the front elevation overlooking greenery. Radiators. Archway leading to dining room.

Dining Room

10'0 x 9'4 (3.05m x 2.84m)

Plastered ceiling with coving. Papered walls. Laminate flooring. Sliding UPVC patio doors to the rear garden. Archway leading to kitchen. Radiator.

Kitchen

9'9 x 9'1 (2.97m x 2.77m)

Plastered ceiling with coving, plastered walls with ceramic tiles. Vinyl flooring. UPVC double glazed window and door to the rear. Kitchen comprising of wall units and base units. Worksurfaces over. Integrated electric oven and inset gas hob. Extractor over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combination boiler.

FIRST FLOOR

Landing

Textured ceiling, coving and papered walls. Fitted carpet flooring. Airing cupboard. Attic access. Doors to bedrooms. UPVC double glazed window overlooking the side elevation.

Bedroom One

14'7 x 11'6 (4.45m x 3.51m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. UPVC double glazed window to the front elevation. Radiator.

Bedroom Two

15'2 x 9'11 (4.62m x 3.02m)

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

Bedroom Three

10'4 x 7'0 (3.15m x 2.13m)

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

Family Bathroom

7'10 x 5'6 (2.39m x 1.68m)

Plastered ceiling with coving, plastered walls with ceramic tiles. Vinyl flooring. Bath with mains operated shower over. Close coupled toilet. Pedestal wash hand basin. UPVC double glazed windows surrounding. Radiator.

REAR

Elevated garden with steps rising to a laid to lawn with mature shrubbery and flower beds. Paved patio area with space for garden seating. Brick built storage shed. Feather edge fencing surrounding.

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

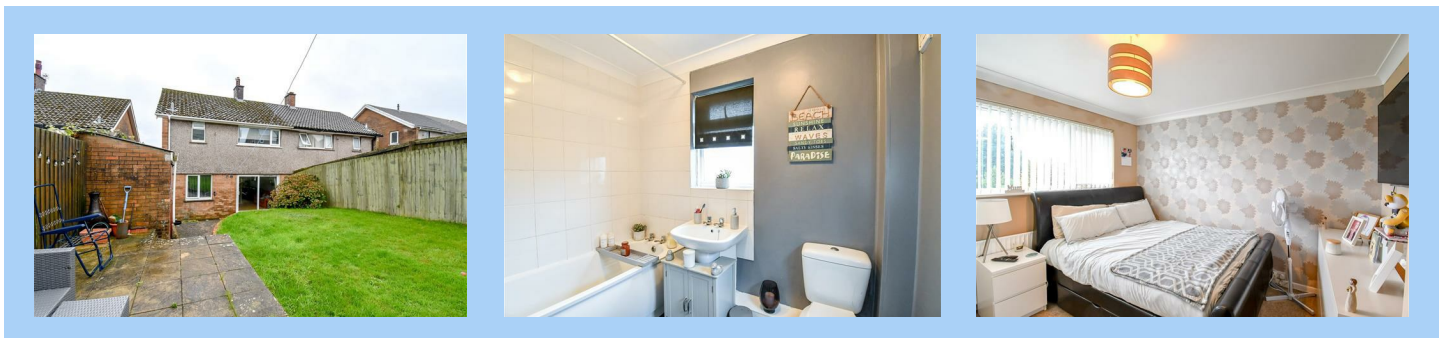
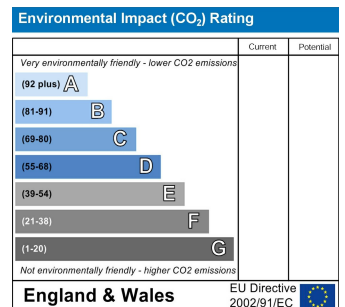
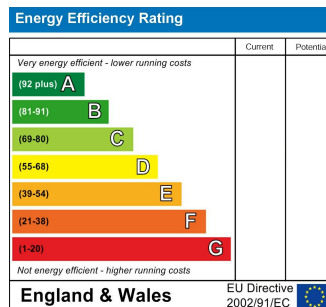
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PROCEEDS OF CRIME ACT 2002

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.



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