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## 85 College Road, Barry CF62 8HR £259,950 Freehold

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

A well presented extended semi detached property offering sea views from the rear elevation. Ideally placed in a West End location, near shops, schools and public transport. Briefly comprising, entrance porch, entrance hallway, living room, kitchen and dining room, additional sitting room, utility area and w.c. cloakroom. To the first floor, three bedrooms and a family bathroom. To the front, driveway with access to a garage, laid decorative chippings, with side access. To the rear, an enclosed garden with paved patio areas and laid decorative chippings. Side storage area and access to garage. Gas central heating and UPVC double glazing throughout. Viewing recommended.



## FRONT

Enclosed front garden with laid decorative chippings. Paved pathway leading to a UPVC double glazed front door. Access to rear. Driveway leading to garage.

## Entrance Porch

3'03 x 10'03 (0.99m x 3.12m)

Smoothly plastered ceiling. Vinyl flooring. UPVC double glazed windows with obscured glass to the front. UPVC double glazed front door with obscured glass insert and skylight. Wooden door with obscured glass insert leading through to the entrance hallway.

## Entrance Hallway

6'11 x 9'06 (2.11m x 2.90m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wooden door with obscured glass insert leading to porch. Further wooden doors with glass inserts leading to the front living room and through kitchen / dining.

## Living Room

10'11 x 13'06 (3.33m x 4.11m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Wooden door leading through to entrance hallway.

## Kitchen / Dining Room

11'07 x 20'11 (3.53m x 6.38m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Kitchen comprising of wall and base units. Wood laminate worktops. Integrated oven. Integrated four ring gas hob. Stainless steel sink. Space for undercounter fridge and freezer. Wall mounted combination boiler. Wooden French doors with glass insert leading through to reception room.

## Sitting Room

9'05 x 9'05 (2.87m x 2.74m)

Textured ceiling with coving. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed sliding patio doors leading to the rear garden. Wooden French doors through to kitchen / dining room. A further wooden door with glass insert leading through to a utility and W.C Cloakroom.

## Utility Area

5'04 x 6'00 (1.63m x 1.83m)

Textured ceiling with coving. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Base units with space for washing machine. Wood laminate worktops. Wooden door leading to W.C Cloakroom.

## W.C Cloakroom

3'06 x 6'00 (1.07m x 1.83m)

Smoothly plastered ceiling. Porcelain tiled walls. Continuation of vinyl flooring. UPVC double glazed window with obscured glass to the rear elevation. Wall mounted wash hand basin. Close coupled cistern toilet. Wooden door leading through to utility room.

## FIRST FLOOR

### First Floor Landing

6'01 x 6'11 (1.85m x 2.11m)

Textured ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading to the bathroom.

### Bedroom One

13'07 x 11'03 (4.14m x 3.43m)

Smoothly plastered ceiling with loft access and coving. Smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door to the first floor landing.

### Bedroom Two

11'03 x 13'06 (3.43m x 4.11m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Wooden door leading to the first floor landing.

### Bedroom Three

8'00 x 11'04 (2.44m x 3.45m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

## Shower Room

6'00 x 6'10 (1.83m x 2.08m)

Textured ceiling. PVC panelled walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front with obscured glass. Pedestal wash hand basin. Close coupled toilet. Shower with thermostatically controlled shower overhead. Wooden door leading through to the first floor landing.

## REAR

An enclosed rear garden with paved patio area and laid chippings. feather edge fencing surrounding. Side access to front. Access to garage. UPVC double glazed patio doors leading to sitting room.

## GARAGE

Up & over garage door. Driveway.

## 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.

