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150 Winston Road, Barry CF62 9TA £245,000 Freehold

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

A well presented, and recently renovated three bedroomed semi detached property offered with NO Chain. The property is placed near all amenities, with the link road providing access to Cardiff/M4.

Briefly comprising, entrance hallway, living room, modern fitted kitchen dining. To the first floor, three bedrooms and a family bathroom. To the front, an enclosed garden with area laid decorative slate chippings and feather edged fencing surrounding. Driveway providing parking, with side access via out building. To the rear, an enclosed garden - laid paved patio area and feather edge fencing surrounding

Benefitting from UPVC double glazing and gas central heating via a newly replaced combination boiler.

The property also benefits from a recent electrical rewire.

Viewing is essential to appreciate.



FRONT

Enclosed front garden, with feather edged fencing. Driveway. Laid decorative slate chippings. Steps ascending to a composite front door leading to the entrance hallway. Access to side for rear garden and outbuilding via a composite door.

Entrance Hallway

5'09 x 13'02 (1.75m x 4.01m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Fitted carpet staircase rising to the first floor with glass balustrade. Composite front door with obscured glass insert. Through opening to kitchen / dining. Wooden door with obscured glass insert through to living room.

Living Room (Currently a Bedroom)

13'04 x 13'11 (4.06m x 4.24m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Feature fireplace with stone effect chimney breast. Wooden door with obscured glass insert leading through to the entrance hallway.

Kitchen / Dining

11'10 x 19'08 (3.61m x 5.99m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted vertical radiator. UPVC double glazed window to the rear elevation. UPVC double glazed patio doors and side window to the rear garden. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops and central island. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. 1 1/2 Bowl stainless steel sink. Porcelain metro style splashbacks. Space for washing machine, space for tumble dryer, space for fridge and freezer. Through opening to entrance hallway.

FIRST FLOOR

First Floor Landing

6'06 x 6'09 (1.98m x 2.06m)

Smoothly plastered ceiling and loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from the ground floor with glass balustrade. Wooden doors leading to bedrooms one, two and bedroom three. Further wooden door leading to the family bathroom.

Bedroom One

12'06 x 12'09 (3.81m x 3.89m)

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

Bedroom Two

10'10 x 12'09 (3.30m x 3.89m)

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

Bedroom Three

8'04 x 8'09 (2.54m x 2.67m)

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

Family Bathroom

6'04 x 7'08 (1.93m x 2.34m)

PVC panelled ceiling with vent extractor. Ceramic tiled walls. Ceramic tiled flooring. wall mounted towel rail. UPVC double glazed windows to the side elevation. Corner shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Bath. Wooden door leading through to the first floor landing.

REAR

Enclosed rear garden with feather edge fencing surrounding. Paved patio area. Side access to front and to outbuilding. UPVC double glazed patio doors leading to kitchen / dining.

OUTBUILDING

9'06 x 11'01 (2.90m x 3.38m)

Access to front and rear via composite doors. UPVC double glazed windows to front and rear. Cistern Toilet.

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.

