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10 Nant Talwg Way, Barry CF62 6LZ £384,950 Freehold

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

An immaculate, show-home presented semi detached bungalow, offering ample living accommodation. The property is located just off Pontypridd Road giving easy access to Culverhouse Cross or the Five Mile Lane leading to the M4. Schools and public transport are within walking distance. Adjacent to the property is a purpose built path leading directly into the Millwood, which provides easy access to Porthkerry Country Park and numerous beaches.

Briefly comprising, entrance porch, entrance hallway, Modern fitted kitchen / dining area and sitting room overlooking the rear garden with a back drop of mature trees. To the upper level, living room with balcony overlooking the front garden, Bedroom one, two and bedroom three, A shower room. To the rear, a landscaped enclosed garden with a mixture of patio and seating areas area with blissful sounds from the brook and a backdrop of mature neighbouring trees. To the front a driveway providing ample parking with planted established shrubbery. UPVC double glazing throughout and gas central heating via a combination boiler. Viewing highly recommended.



FRONT

The property is positioned on Nant Talwg Way and accessed via a private driveway with space for multiple vehicles. The property is entered via a composite frontdoor through to the porch.

Porch

5'10" x 3'11" (1.8m x 1.2m)

Composite front door opens to porch way with UPVC double glazing to the front and side. A further composite door leads through to the entrance hallway.

Entrance Hallway

3'00 x 19'03 (0.91m x 5.87m)

Smoothly plastered ceiling. Smoothly plastered walls. Karndean flooring. Composite front door from the porch. Wooden door with glass insert leading to the kitchen / dining / living area. Fitted carpet stairs that lead to the upper level landing.

Kitchen/ Living/ Dining room

29'6" x 15'5" (9.0m x 4.7m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Karndean flooring. Vertical wall mounted radiator. UPVC double glazed windows over looking front and rear gardens. UPVC double glazed French doors leading out to rear garden. A modern fitted kitchen comprising of wall and base kitchen units. Integrated appliances including dishwasher, washing machine, fan assisted oven, combi-microwave/grill, fridge/freezer and separate wine fridge plus sunken sink and drainer. The area provides ample space for a dining table and chairs plus the added bonus of a breakfast bar. To the rear of the kitchen dining area is a living space overlooking the garden.

UPPER LANDING

4'10 x 10'01 x 14'03 (1.47m x 3.07m x 4.34m)

Smoothly plastered ceiling and loft access. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wooden doors leading to bedrooms one, two and bedroom three. Further wooden doors leading to the main living room and shower room. A further wooden door leading to a utility cupboard with space for washing machine/tumble dryer.

Living Room

18'0" x 9'6" (5.5m x 2.9m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. wall mounted radiator. UPVC double glazed windows with French doors that open onto a raised balcony area that overlooks the front garden. Wooden door leading to the upper landing.

BALCONY

9'6" x 3'11" (2.9m x 1.2m)

A raised balcony with glass panels and stainless steel balustrade. Accessed from the living room via UPVC double glazed French doors and overlooking the front garden & Drive.

Bedroom One

13'9" x 12'1" (4.2m x 3.7m)

Smoothly plastered ceiling. Smoothly plastered walls with feature wall panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window overlooking front garden. Wooden door leading to the upper landing.

Bedroom Two

12'5" x 10'9" (3.8m x 3.3m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors that open out onto the rear raised balcony.

Bedroom Three

13'5" x 8'2" (4.1m x 2.5m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with single UPVC double glazed door that opens out onto the raised balcony to the rear overlooking the rear garden.

Shower Room

7'2" x 6'10" (2.2m x 2.1m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Large walk-in shower with glass shower door and thermostatically controlled overhead shower, Vanity WC and Vanity wash hand basin.

Balcony Two (rear)

24'3" x 6'6" (7.4m x 2.0m)

Raised balcony at the rear of the property with glass panelling and stainless steel balustrade that can be accessed from bedrooms two and three with steps that lead down to the rear garden.

Rear Garden

A beautifully designed and landscaped low maintenance rear garden with established trees. The garden boasts a mixture of patio and seating areas with steps that lead onto a raised balcony area. Fully enclosed and private. Side access to the front of the property.

Driveway

A large driveway at the front of the property which has recently been tarmacked and has space for multiple vehicles and accessed from Nant Talwg way.

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.

