



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



33 Heol Y Sianel, Barry CF62 3ND £350,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

An immaculately presented, four bedroom detached modern dwelling, constructed in approx. 2016 by Taylor Wimpey with NHBC guarantee remaining. Ideally situated on the popular "Rhoose Point" development on the edge of Rhoose and within striking distance of Cardiff International Airport. Local amenities are available in nearby Rhoose village and there is a rail connection directly to Bridgend & Cardiff.

Briefly comprising; entrance hallway, cloakroom/WC, living / dining room with French doors opening to the rear garden, modern fitted kitchen/breakfast room. To the first floor, a master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

To the front drive way providing ample parking spaces and access to an integrated garage, laid decorative chippings, flower beds and side access to rear garden. To the rear; a low maintenance enclosed rear garden with patio area and laid to lawn a further tear to the rear with further laid to lawn. The property benefits from UPVC double glazing and gas central heating via combination boiler. An ideal family home, viewing highly recommended.



FRONT

Tarmac driveway providing ample off road parking. Access to integral garage. Laid decorative chippings. Composite front door leading to the entrance hallway. Side gated access to the rear.

Entrance Hallway

6'07 x 14'10 (2.01m x 4.52m)

Smoothly plastered ceiling, Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase leading to the first floor. Wall mounted radiator. Composite front door with two opaque glazed panels. Wooden doors leading to the lounge/dining room, cloakroom/WC, kitchen/breakfast room. Access to under stairs storage cupboard.

Lounge / Dining Room

10'10 x 25'5 (3.30m x 7.75m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors giving access out onto the enclosed garden. UPVC double glazed window to the front elevation. Wooden door leading to the entrance hallway.

Kitchen / Breakfast Room

8'2 x 11'3 (2.49m x 3.43m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. vinyl flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted kitchen comprising of eye level and base units and modern worktops. Integrated four ring gas hob with double oven. Extractor hood over. Space for washing machine. Space for washing machine. Space for a small table and chairs if required.

W.C Cloakroom

3'4 x 6'2 (1.02m x 1.88m)

Smoothly plastered ceiling, with extractor fan. smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Close coupled WC with button flush. Pedestal wash hand basin with tiled splash back.

FIRST FLOOR

First Floor Landing

4'09 x 11'00 (1.45m x 3.35m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. A central fitted carpet staircase ascending from the ground floor. Wood panelled doors giving access to the four bedrooms, and the family bathroom/WC. Access to a walk-in airing cupboard providing ample storage space.

Bedroom One

13'3 x 13'6 (4.04m x 4.11m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with partial sea views. Fitted double wardrobes. A wood panelled door to the en-suite.

En-Suite

4'0 x 7'7 (1.22m x 2.31m)

Smoothly plastered ceiling with vent extractor and inset lights. Smoothly plastered walls - tiled to dado level. vinyl flooring. Wall mounted radiator. Close coupled WC with button flush, pedestal wash hand basin. Fully tiled double shower cubicle with thermostatic shower overhead. Wood panelled door leading to master bedroom.

Bedroom Two

10'1 x 11'7 (3.07m x 3.53m)

Smoothly plastered ceiling, smoothly plastered walls. fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with channel views. Built in double wardrobes. Wood panelled doors leading to the first floor landing.

Bedroom Three

8'7 x 10'8 (2.62m x 3.25m)

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

Bedroom Four

7'7 x 10'8 (2.31m x 3.25m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in single wardrobe. Wood panelled door leading to the first floor landing.

Family Bathroom

6'9 x 7'0 (2.06m x 2.13m)

Smoothly plastered ceiling with extractor fan and inset lights. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Tiled splashbacks. Close coupled toilet, Pedestal wash hand basin. Bath. Wood panelled door leading to the first floor landing.

REAR

An Enclosed rear garden, with paved patio area. Two level areas of lawn. Feather edged fencing surrounding. Gated side access to front.

GARAGE

9'10 x 19'07 (3.00m x 5.97m)

Tarmac drive providing ample off road parking. Access to garage via an up and over garage door. Plaster boarded ceiling and walls. Power and lighting. Wall mounted combination boiler.

COUNCIL TAX

Council tax band E

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

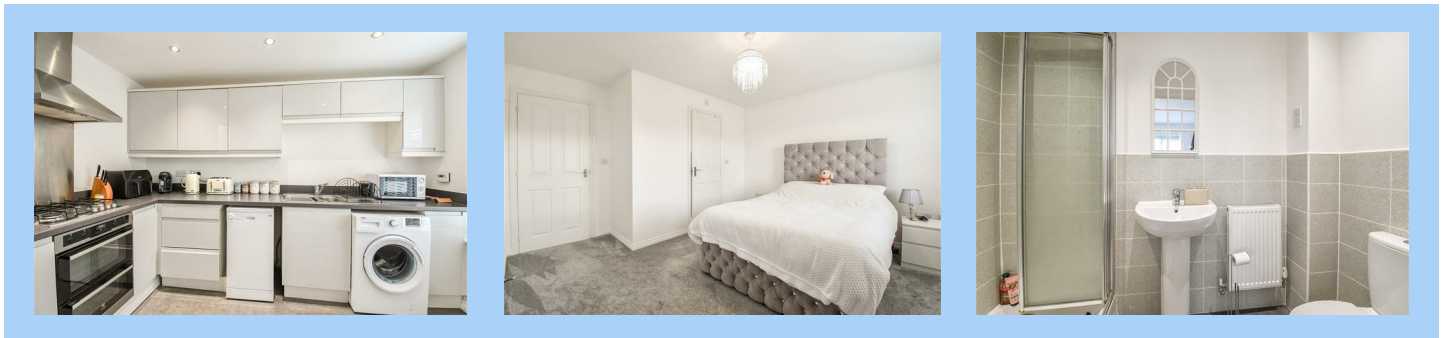
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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 | | | 93 |
| (92 plus) A | | | |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (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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