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## 60 Bron Awelon, Barry CF62 6PS £410,000 Freehold

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

**\*\*RECENTLY RENOVATED\*\*** This beautifully presented three bedroom semi detached property in a much sought after area of Barry. Placed in the Garden Suburb location, within close proximity of numerous beaches, coastal walks and country parks. Viewing is highly recommended.

Briefly comprising, entrance porch, bespoke family bathroom, living room opening to kitchen/dining room and further sitting room. To the first floor, three bedroom, master with en-suite. To the front, driveway providing ample parking for multiple vehicles.

To the rear, an enclosed private garden with porcelain tiled patio areas, artificial grass and flower beds surrounding. Access to summer house/home office with under floor heating and separate internet supply. Benefitting from UPVC double glazing and gas central heating.



## FRONT

Spacious tarmac driveway for multiple vehicles, slate chippings surrounding. Mature shrubbery. Side access leading to the rear garden. Outside taps. Composite front door opening to entrance porch.

## Entrance Porch

7'10" x 6'8" (2.39m x 2.03m)

Plastered vaulted ceiling with spotlights, plastered walls, laminate flooring. UPVC double glazed side window. Wooden door to family bathroom. Fitted carpet stairs rising to the first floor, opening to living room.

## Family Bathroom

14'4" x 4'10" (4.37m x 1.47m)

Plastered vaulted ceiling with UPVC Velux window. Plastered walls with large porcelain marble effect tiles. Porcelain tiles to flooring. Free standing bath with mixer tap and shower attachment. Vanity unit with fitted storage. W.C. Walk-in shower cubicle with power shower overhead and further shower head attachment.

## Living Room

13'11" x 13'3" (4.24m x 4.04m)

Plastered ceiling with inset spotlights. Plastered walls with inset log burning stove to chimney breast. Laminate flooring. UPVC bay fronted windows with granite sills. Opening to kitchen/dining area. Under stairs storage. Wall mounted radiators.

## Kitchen/Dining Area

17'9" x 8'6" (5.41m x 2.59m)

Fitted kitchen in handless design with marble work surfaces. Integrated induction hob and electric eye level oven. Integrated 70/30 fridge and freezer. Inset sink with hot water tap over. UPVC double glazed window and French doors to the rear garden. Vertical radiators. Space for dining suite. Pantry storage cupboard. Opening to sitting room.

## Sitting Room

12'9" x 5'4" (3.89m x 1.63m)

Vaulted plastered ceiling with UPVC double glazed Velux window. Plastered walls with Further UPVC double glazed window to the rear garden. Laminate flooring. Vertical radiator.

## FIRST FLOOR

### Landing

Plastered ceiling with inset spotlights and attic hatch. Plastered walls, fitted carpet flooring. Wooden doors to bedrooms. (Combination boiler located in attic)

## Master Bedroom

12'10" x 10'9" (3.91m x 3.28m)

Plastered ceiling, plastered walls with UPVC double glazed bay fronted window. Fitted carpet flooring. Wall mounted radiators. Wooden door to en-suite.

## En-suite

6'0" x 3'7" (1.83m x 1.09m)

Plastered ceiling with inset spotlights and extractor fan. Tiling to walls and aqua panelling. Tiled flooring. Wash hand basin with mixer tap over. W.C. Shower cubicle with power shower overhead.

## Bedroom Two

10'7" x 9'6" (3.23m x 2.90m)

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

## Bedroom Three

7'11" x 7'1" (2.41m x 2.16m)

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

## REAR GARDEN

A fully enclosed and private rear garden with porcelain tiled patio areas, artificial grass and raised flower beds surrounding with established shrubbery. Timber fencing. Outdoor lighting, electric sockets and space for garden shed. Access to summer house.

## SUMMER HOUSE/HOME OFFICE

Plastered ceiling with inset spotlights, exposed timber beams, plastered walls. Porcelain tiled flooring with underfloor heating. Separate broadband supply and consumer unit. Ideal home office.

## 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.

