



## 9 Hawthorn Road, Barry CF62 6LE £379,000 Freehold

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

A beautifully presented three bedroom detached family home, placed on this ever popular area in west end of Barry. Viewing is essential to appreciate. Ideally positioned in a quite Cul-de-sac, close to amenities and local transport, with purpose built paths leading to Porthceri Country Park and numerous beaches.

The property briefly consists of porch, entrance hallway, living room, dining room and kitchen. Further shower room with rear porch. To the first floor, three double bedrooms and a family bathroom. To the front laid to lawn garden, a driveway leading to a garage with side access. To the rear, an enclosed rear garden with patio area and laid to lawn with mature shrubbery. Benefiting from gas central heating and UPVC double glazing throughout.





## FRONT

Enclosed with brick built walls and mature shrubbery. The driveway offers off-road parking for multiple vehicles. Side access leading to garage and rear garden.

## ENTRANCE PORCH

5'4" x 4'8" (1.63m x 1.42m)

Accessed via a UPVC double door. UPVC double glazed windows to the front and side, coving to the ceiling, and tiled flooring.

## HALLWAY

16'10" x 6'1" (5.13m x 1.85m)

Plastered ceiling with coving and walls. UPVC double glazed window to the side. Radiator. Tiled flooring, and fitted carpet on the stairs leading to the first floor. Under-stair storage cupboards, one with an obscure UPVC double glazed window and housing a combination boiler.

## LIVING ROOM

20'8" x 12'2" (6.30 x 3.73m)

Plastered ceiling and walls. PVC double glazed window to the front, feature inset fire with a chrome surround, radiator and oak flooring throughout. Opening to dining room.

## DINING ROOM

11'6" x 9'1" (3.51m x 2.79m)

Plastered ceiling with coving, plastered walls. Vertical radiator, ample space for dining suite, continued oak flooring, and UPVC double glazed Georgian-style French doors with matching glazed panels leading to the rear garden.

## KITCHEN

9'6" x 9'1" (2.90m x 2.79m)

UPVC double glazed window to the side, a range of wall and base units with work surfaces over, sink and drainer with mixer tap over. Integrated induction hob with electric oven under, under-counter fridge and freezer, plumbing for a washing machine. Tiled flooring. Door to rear lobby.

## REAR LOBBY

5'10" x 3'4" (1.78m x 1.02m)

Provides access to the shower room, rear porch, and dining room, with continued tiled flooring.

## SHOWER ROOM

5'11" x 4'3" (1.80m x 1.30m)

Obscure UPVC double glazed window to the rear, plastered ceiling with coving and chrome spotlights. A shower cubicle with a power shower over, a wall-mounted wash hand basin, a low-level WC, and fully tiled walls and flooring.

## REAR PORCH

4'2" x 3'5" (1.27m x 1.04m)

UPVC windows surrounding with door opening to rear garden. Tiled walls and flooring.

## FIRST FLOOR

### LANDING

8'10" x 5'11" (2.69m x 1.80m)

UPVC double glazed window to the side, access to loft space with a small boarded area for storage, doors leading to the bedrooms and family bathroom.

### BEDROOM ONE

12'9" x 10'5" (3.89m x 3.18m)

UPVC double glazed window to the front with partial views of the Bristol Channel, coving to the ceiling with chrome spotlights, built-in wardrobes with mirror-fronted sliding doors. Fitted carpet flooring.

### BEDROOM TWO

16'4" x 7'6" (4.98m x 2.31m)

UPVC double glazed windows to the side and rear overlooking the rear garden. Exposed timber beams, radiator and fitted carpet flooring.

### BEDROOM THREE

13'1" x 10'4" (4.01m x 3.15m)

UPVC double glazed window to the rear overlooking the rear garden, built-in shelving, radiator and wood-effect laminate flooring.

## FAMILY BATHROOM

6'7" x 5'9" (2.01m x 1.75m)

Obscure glass UPVC double glazed window to the front. Bathroom comprising, a panel bath with tiled splashback areas and a mixer tap/shower attachment over, pedestal wash hand basin, a low-level WC, and tile-effect vinyl flooring. Vertical towel rail heater.

## REAR GARDEN

Enclosed with timber fencing and established shrubbery, offering privacy. The garden tiered with paved patio, laid to lawn with ample space for garden furniture, outside water tap, security lighting, and a timber gate providing access to the driveway.

## GARAGE

Accessible via an up-and-over door, with power and lighting, and a window to the rear overlooking the garden.

## 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

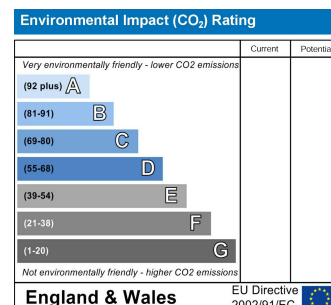
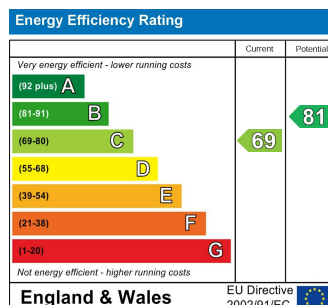
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## PROCEEDS OF CRIME ACT 2002

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## 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.



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