



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



7 Radnor Green, Barry CF62 9AR £169,950 Freehold

1 BEDS | 1 BATH | 2 RECEPT | EPC RATING E

A much loved and well presented home, A one bedroom semi-detached bungalow offered for sale with no forwarding chain and viewing is recommended. The property was originally a two bedroom property and this can be easily returned if required.

Placed near shops, schools and public transport with amenities in close proximity.

Briefly comprising, entrance porch, Dining room, living room, Conservatory, Fitted Kitchen, Bedroom one and a family bathroom.

To the front, a Forecorted area, a tiered paved area and pathway leading to steps ascending to a UPVC double glazed front door leading through to the entrance porch, with side access to the rear garden Views over the adjacent open green.

To the rear a garden with patio area, Laid to lawn and planted established shrubbery. Steps ascending to gate and access to the garage and option for parking. The property benefits from UPVC double glazing throughout and gas central heating via a combination boiler.



FRONT

A fourcourted front garden, with views over the adjacent open green. A tiered paved area, paved pathway leading to steps ascending to a UPVC double glazed front door leading through to the entrance porch. Side access to rear.

Entrance Porch

4'05 x 5'11 (1.35m x 1.80m)

PVC panelled ceiling, PVC panelled walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. UPVC double glazed front door with obscured glass insert. Wooden door with obscured glass insert leading through to dining area.

Dining Room / Bedroom Two

10'11 x 12'05 (3.33m x 3.78m)

Textured ceiling, Papered walls. Original wood parquet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with views over the adjacent open green. Through opening to inner hallway. (This Room previously had a dividing wall from hallway and was bedroom two. This could be reinstated.)

Inner Hallway

3'05 x 6'05 (1.04m x 1.96m)

Papered ceiling with loft access, Papered walls. Original wood parquet flooring. Wooden door leading to Living room, Kitchen, Bedroom One and Family bathroom.

Living Room

11'11 x 13'11 (3.63m x 4.24m)

Textured ceiling with coving, Papered walls. Original wood parquet flooring. Wall mounted radiator. Feature fireplace with decorative surround and a inset coal effect gas fire. UPVC double glazed sliding patio doors leading through to conservatory area. Wooden door leading to inner hallway.

Conservatory

7'10 x 14'07 (2.39m x 4.45m)

UPVC double glazed window to side and rear elevations. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed patio door leading to the rear garden. Wooden door with glass insert leading through to Kitchen.

Kitchen

7'10 x 10'11 (2.39m x 3.33m)

Textured ceiling, Smoothly plastered walls with half porcelain tiles. UPVC double glazed window to the side & rear elevations. Wooden door with glass insert leading to the conservatory. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Stainless steel sink. Space for washing machine. Space for fridge/freezer. Wooden door leading through to the inner hallway.

Bedroom One

9'11 x 12'11 (3.02m x 3.94m)

Papered ceiling, papered walls. Original wood parquet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with views over the adjacent open green. Built in wardrobes. Wooden door leading through to the inner hallway.

Bathroom

5'11 x 6'11 (1.80m x 2.11m)

Textured ceiling, Porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin, Close coupled toilet. Bath with electric shower overhead. Wooden door leading through to the inner hallway.

REAR

Rear garden with Laid to lawn, planted established shrubbery surrounding. Paved patio area leading from the conservatory. Pathway with steps and gate leading to the garage and parking in front. UPVC double glazed patio door leading to conservatory. Side area providing additional storage space. Side access via a gate to front garden.

GARAGE

A single garage, with up and over garage door. Parking available in front of garage.

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.

