



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



1 Coed Criafol, Barry CF63 1AT £380,000 Freehold

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

A much loved spacious four bedroomed detached dwelling placed on the ever popular Pencoedtre Village. Within close proximity to the link road leading to the M4 and close to all amenities.

Briefly comprising, entrance hallway, study, w.c. cloakroom, living room, dining room, conservatory with French doors leading out to the rear garden, and a fitted kitchen, utility room with access to an integral garage. To the first floor:- four bedrooms with master en-suite and a family bathroom.

To the front, a larger than average driveway providing ample parking, and access to the garage. Side access leading to the rear. To the rear, laid to lawn, patio area, decked area providing ample room for garden furniture, surrounded by established shrubbery giving a secluded feel to the garden. Benefiting via a recently installed combination boiler and UPVC double glazing throughout.



FRONT

Larger than average drive with access to an integral garage via a roller shutter door. Laid to lawn. Planted established shrubbery. Composite front door leading to the entrance hallway. Side access to rear.

Entrance Hallway

3'07 x 18'05 (1.09m x 5.61m)

Smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Composite front door with obscured glass insert leading from the front. Wooden doors leading to living room, dining room and kitchen. Further wooden door leading to study and W.C. cloakroom.

Study

7'10 x 9'01 (2.39m x 2.77m)

7'10 x 9'01 (2.39m x 2.77m)
Smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the entrance hallway.

Living Room

10'05 x 13'00 (3.18m x 3.96m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Wooden door leading through to entrance hallway. Through opening to the dining room.

Dining Room

9'07 x 10'05 (2.92m x 3.18m)

Smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. Continuation of wood flooring. Wall mounted radiator. UPVC double glazed French doors and side windows leading through to conservatory. Wooden door leading through to the entrance hallway.

Conservatory

9'02 x 15'09 (2.79m x 4.80m)

Polycarbonate roof, UPVC double glazed windows to the side and rear. Ceramic tiled flooring. UPVC double glazed French doors leading out to the rear garden. UPVC double glazed French doors leading through to the dining room.

Kitchen

8'10 x 11'10 (2.69m x 3.61m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashback's. Integrated four ring gas hob, integrated oven. Stainless steel cooker hood. Space for undercounter Fridge. Space for dishwasher. Wooden door leading through to the entrance hallway. Further wooden door leading through to the utility area.

Utility Room

7'02 x 7'10 (2.18m x 2.39m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Continuation of ceramic tiled flooring. Wall mounted radiator. Composite back door with double glazed glass insert leading to the rear garden. UPVC double glazed window to the rear elevation. Wall & base units. Wood Laminate worktop. Space for washing machine, space for undercounter freezer. Stainless steel sink. Porcelain tiled splashback's. Wooden door leading through to the integrated garage. Further wooden door leading through to the kitchen.

W.C Cloakroom

3'00 x 8'00 (0.91m x 2.44m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Porcelain tiled splashbacks. Wall mounted sink. Close coupled toilet. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

9'03 x 12'00 (2.82m x 3.66m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two, three and bedroom four. A further wooden door leading to the family bathroom. Access to airing cupboard.

Bedroom One

10'05 x 10'07 (3.18m x 3.23m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the en-suite shower room. Built-in wardrobes. Wooden door leading to the first floor landing.

En-Suite Shower Room

4'02 x 8'00 (1.27m x 2.44m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower overhead. Close coupled toilet. Porcelain tiled splashback's and surround to the shower. Wooden door leading through to the master bedroom.

Bedroom Two

9'02 x 12'02 (2.79m x 3.71m)

Smoothly plastered ceiling. Smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading through to the first floor landing.

Bedroom Three

8'05 x 9'08 (2.57m x 2.95m)

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

Bedroom Four

6'08 x 9'00 (2.03m x 2.74m)

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

Family Bathroom

6'04 x 7'02 (1.93m x 2.18m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Ceramic tiled splashback's. Pedestal wash hand basin, close coupled toilet, bath with ceramic tiles surrounding.

REAR

An enclosed rear garden with feather edged fencing surrounding. Paved patio area, Laid to lawn. Planted established shrubbery. Decked area to the side giving ample room for garden furniture. Laid decorative chippings and side access to front. UPVC double glazed French doors leading through to the conservatory. Composite door leading through to utility room.

GARAGE

8'03 x 16'01 (2.51m x 4.90m)

Roller shutter garage door. Power and lighting. Wall mounted combination boiler. Access to utility room.

COUNCIL TAX

Council tax band

DISCLAIMER

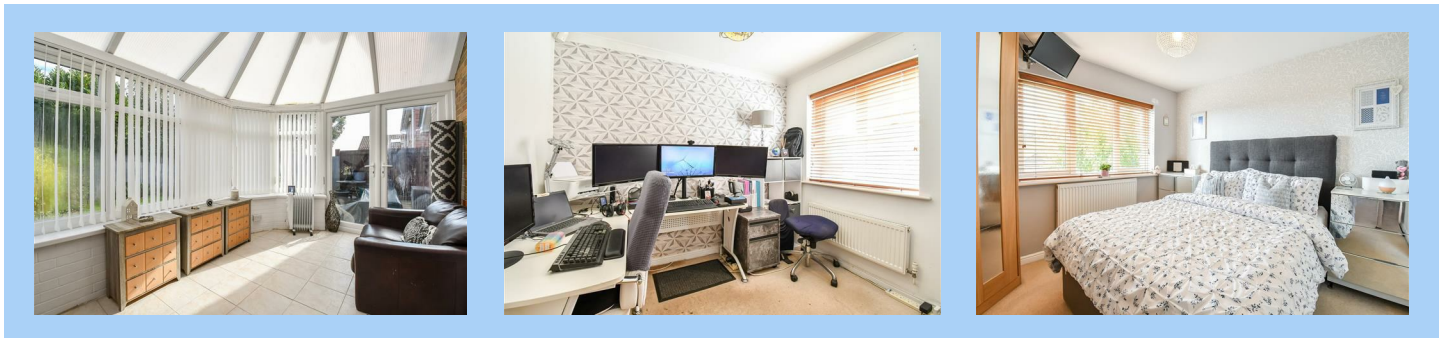
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.



www.ninaestateagents.co.uk



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350