



## 22 Bron Awelon, Barry CF62 6PR Chain Free £379,950 Freehold

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

A 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 and parks.

Viewing highly recommended.

Briefly comprising, entrance hallway, living room opening to dining room, fitted kitchen/breakfast room opening to the rear garden and additional extended reception room with w.c/cloakroom.

To the first floor, three bedrooms with family bathroom. To the front, a block paved driveway providing ample parking. To the rear, an enclosed garden with established shrubbery and paved patio areas. Benefiting from partial UPVC double glazing and gas central heating via a combination boiler. Viewing highly recommended.





## FRONT

Paved driveway from multiple vehicles, jaw shrubbery enclosing. UPVC double glazed front door and side panel window open to the entrance hallway. Electric sockets and tap.

## Entrance Hallway

Smoothly plastered ceilings with plastered walls, laminate flooring, fitted carpet to the first floor, wooden glass panel door to reception room and further door opening to the main living and dining room.

## Living/Dining Room

24'0 x 14'1 (7.32m x 4.29m)

Plastered ceiling with coving. Plastered walls. Solid block flooring and part laminate flooring. UPVC double glazed bay window with fitted bench seating, storage under. Electric fireplace. Radiator. Understairs storage. Space for large dining suite. Double wooden glass panelled doors opening to the extended kitchen and further door opening to reception room.

## Kitchen

19'2 x 9'6 (5.84m x 2.90m)

Extended plastered ceilings. Velux skylight windows. Inset spotlighting. Plastered walls with slate tiled flooring. UPVC double glazed window and French doors open to the rear garden. Kitchen comprises of wall units. Base units. Laminate work surfaces. Integrated induction hob, integrated electric oven and microwave. Integrated tall fridge freezer. Space and plumbing for washing machine. Space for dining.

## Reception Room

24'8 x 14'6 (7.52m x 4.42m)

Plastered vaulted ceiling with Velux window and spotlights laminate flooring. Plastered walls. UPVC double glazed side panels and doors opening to the front elevation. Wall mounted combination boiler enclosed to cupboard. Radiator. Opening to kitchen and further door opening to w.c/cloakroom.

## W.C/Cloakroom

7'4 x 3'7 (2.24m x 1.09m)

Plastered ceiling with extractor fan and inset spotlighting. Slate tiled flooring, plastered walls, vanity wash hand basin and toilet with storage under.

## FIRST FLOOR

### First Floor Landing

Plastered ceiling, plastered walls, fitted carpet split-level landing. Doors to bedrooms and family bathroom.

### Bedroom One

14'2 x 9'7 (4.32m x 2.92m)

Textured ceiling, plastered walls, picture rails. UPVC double glazed window overlooking the front elevation, fitted carpet flooring, built-in wardrobe. Radiator.

### Bedroom Two

10'7 x 9'1 (3.23m x 2.77m)

Textured ceiling with coving. Plastered walls, picture rails. Attic hatch, with access to loft space. Fitted carpet flooring, traditional wooden framed single glazed window overlooking the rear garden. Wall mounted radiator.

### Bedroom Three

11'1 x 7'8 (3.38m x 2.34m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring, traditional wooden framed single glazed window overlooking the rear garden. UPVC double glazed window overlooking the front elevation. Radiator.

## Family Bathroom

8'7 x 7'5 (2.62m x 2.26m)

Textured ceiling with inset spotlights, plastered walls with coving. Tiled flooring, traditional wooden frame single glazed window overlooking the rear elevation. Bathroom comprises of pedestal wash basin with mixer tap. Bath with mixer tap. Close coupled toilet, shower cubicle with mains operated shower over. Vertical towel rail heater.

## REAR

Paved patio, steps rising to a level lawn area with mature shrubbery. Timber fencing surrounding. Raised deck patio area with space for seating. Space for garden shed. Electric sockets and tap.

## 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

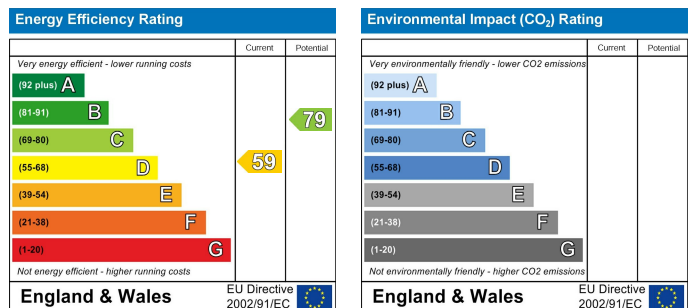
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## PROCEEDS OF CRIME ACT 2002

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.



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