



11 Pontypridd Road, Barry CF62 7LN £265,000 Leasehold

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

A semi detached bungalow placed in the ever popular 'West End' location, close to shops, schools, access to Porthkerry Park and numerous beaches.

Briefly comprising, entrance hallway, living room, dining room/ sitting room, fitted kitchen, conservatory, and two double bedrooms and a bathroom. Attic space for storage. Benefiting from UPVC double glazing and gas central heating via a combination boiler.

To the front, enclosed garden with planted established shrubbery and laid to lawn, side access. To the rear an enclosed rear garden with patio area, Outbuildings providing ample storage options, and raised flower beds ideal for a gardening enthusiast. Viewing advised.

Agents Note: Leasehold property with approx. 980 Years Remaining and with an annual ground rent of approx. £2.73 PA



FRONT

An enclosed front garden, with gated access. Paved pathway leading to UPVC double glazed front door. Planted established shrubbery, laid to lawn. Side access to rear.

Entrance Hallway

2'11 x 14'04 (0.89m x 4.37m)

Textured ceiling with coving, plastered walls. Tiled flooring. Wall mounted radiator. UPVC double glazed front door with skylight to the side elevation. Wood panelled doors leading to bedrooms one and two. A further wood panelled doors leading to the living room and sitting / dining room.

Living Room

11'03 x 12'10 (3.43m x 3.91m)

Textured ceiling with coving, plastered walls part - papered with picture rail. Revealed wood flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Log burning stove with tiled hearth and surround. Wood panelled door leading to the entrance hallway.

Sitting / Dining Room

11'04 x 14'04 (3.45m x 4.37m)

Textured ceiling with coving, plastered walls with picture rail. Revealed wood flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Feature fireplace with tiled hearth and surround. Revealed wood staircase rising to an attic / study area. Wood panelled door leading through to the kitchen. Built in Dresser.

Bedroom One

10'06 x 11'00 (3.20m x 3.35m)

Textured ceiling with coving, plastered walls with picture rail. Revealed wood flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to entrance hallway.

Bedroom Two

10'06 x 10'06 (3.20m x 3.20m)

Textured ceiling with coving, plastered walls with picture rail. Revealed wood flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to entrance hallway.

Kitchen

7'06 x 8'00 (2.29m x 2.44m)

Textured ceiling with coving, plastered walls. Tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed door leading through to the conservatory. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated five ring gas hob, integrated oven. Stainless steel cooker hood. Stainless steel sink. Space for dishwasher. Wooden door leading through to the bathroom. Access to storage housing wall mounted combination boiler.

Conservatory

8'00 x 11'08 (2.44m x 3.56m)

Polycarbonate roof UPVC double glazed windows to rear and side UPVC double glazed patio door leading out to rear garden. Tiled flooring. Wall mounted radiator. Space for washing machine, space for fridge / freezer.

Bathroom

7'02 x 9'04 (2.18m x 2.84m)

Textured ceiling with coving and loft access, plastered walls. Tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Porcelain tiled splashback's. Freestanding feature bath with electric shower overhead. Cistern toilet. Pedestal wash hand basin. Wooden door leading through to kitchen.

ATTIC / STUDY

11'09 x 16'03 (3.58m x 4.95m)

Smoothly plastered ceiling with Velux windows, smoothly plastered walls with revealed beams. Fitted carpet flooring. Wall mounted radiator. Access to eaves storage. Pully operated hatch leading to revealed wood staircase rising from ground floor.

REAR

An enclosed tiered rear garden. Patio area providing ample space for seating & garden furniture. Paved pathway and steps ascending to raised flower beds. Planted shrubbery. Further paved area with green house positioned. Access to storage sheds to the top and bottom of garden. Side access to front.

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 Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

