



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



19, Clos Y Rheilffordd, Barry CF62 5BX £357,500 Freehold

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

This well presented sought after property and location placed close to the Waterfront. Viewing is essential to appreciate.

offering versatile living throughout and placed near all amenities and a short walk away from Barry Island leading to numerous beaches and countryside. A regular train service provides access to Cardiff and Bridgend.

This four bedroom townhouse briefly comprises:- Entrance hallway, utility room, sitting room / bedroom four with French door leading to the rear garden, study/office, downstairs shower room. To the first floor:- kitchen/dining room, living room, w.c. cloakroom. To the second floor:- A Master bedroom with en-suite shower room and dressing room, bedroom two and bedroom three with a jack and gill family bathroom. To the rear a level private rear garden with porcelain tiled patio area and side access to front. Benefiting from, gas central heating, and UPVC double glazing throughout. An integral garage with driveway providing parking for two vehicles.



FRONT

Driveway with parking for two vehicles. Access to a integral garage via an up and over door. Paved pathway leading to a composite front door. Side access to rear.

Entrance Hallway

3'01 x 10'05 x 15'09 (0.94m x 3.18m x 4.80m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Composite front door leading from front drive. Wood panelled doors leading to utility room, downstairs sitting room, downstairs shower room. A further wood panelled door leading to study. Access to two storage cupboards. Fitted carpet staircase rising to the first floor.

Sitting Room / Bedroom Four

9'08 x 10'01 (2.95m x 3.07m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading to the rear garden. Wood panelled door leading to the entrance hallway.

Utility Room

6'07 x 9'08 (2.01m x 2.95m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Wall and base units. Wood laminate worktops and up stands. Space for washing machine, space for tumble dryer. Composite door with glass insert leading to the rear garden. Wood panelled door leading through to the entrance hallway.

Study / Office

7'02 x 9'06 (2.18m x 2.90m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wood panelled door leading through to the entrance hallway.

Shower Room

3'00 x 8'11 (0.91m x 2.72m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Walk in shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'09 x 9'06 (2.06m x 2.90m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the second floor. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to living room, kitchen / dining and W.C. Cloakroom.

Living Room

12'11 x 16'10 (3.94m x 5.13m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed French doors and Juliet balcony overlooking adjacent green area. Wood panelled door leading through to the first floor landing.

Kitchen / Dining

11'04 x 16'10 (3.45m x 5.13m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops and up stands. 1 1/2 bowl stainless steel sink. Integrated four ring gas hob. Integrated oven. Integrated cooker hood. Integrated dishwasher. Space for fridge / freezer. Wall mounted housed combination boiler. Wood panelled door leading to the first floor landing. Ample room for dining furniture.

W.C Cloakroom

4'04 x 5'04 (1.32m x 1.63m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. vinyl flooring. Wall mounted radiator. Pedestal wash hand basin with porcelain tile splashback. Close coupled toilet. Double doors leading to an airing cupboard housing a water tank. Wood panelled door leading to the first floor landing.

SECDOND FLOOR

Second Floor Landing

8'11 x 9'01 (2.72m x 2.77m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood panelled doors leading to bedrooms one, two and bedroom three. Further wood panelled door leading to the family bathroom. Fitted carpet staircase rising from the first floor.

Bedroom One

11'11 x 13'00 (3.63m x 3.96m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the en-suite shower room. A further wood panelled door leading to dressing room.

En-Suite

4'08 x 7'01 (1.42m x 2.16m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinal flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet. Shower with thermostatically controlled shower overhead. Wood panelled door leading to bedroom one.

Dressing Room

4'07 x 6'10 (1.40m x 2.08m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wood panelled door leading to master bedroom.

Bedroom Two

8'04 x 9'11 (2.54m x 3.02m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the second floor landing.

Family Bathroom

6'10 x 7'08 (2.08m x 2.34m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinal flooring. Wall mounted radiator. Porcelain tiled splashback's. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading to the second floor landing. Wood panelled door leading to adjoining bedroom.

Bedroom Three

8'03 x 9'10 (2.51m x 3.00m)

Smoothly plastered ceiling, papared walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to a adjoining family bathroom. A further wood panelled door leading to the second floor landing.

REAR

An enclosed rear garden. Laid porcelain tiled patio areas providing ample room for garden furniture. Feather edge fencing surrounding. UPVC double glazed French doors leading to sitting room. Composite door leading to the utility room. Side access to front. Outside water supply and Power sockets.

GARAGE

9'10 x 12'04 (3.00m x 3.76m)

Up and over garage door. Power and lighting.

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

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

