



## 49 Kenilworth Road, Barry CF63 2HB £375,000 Freehold

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

A beautifully presented period four bedroom end of terraced property, boasting generous family accommodation and immaculate modern décor. Situated in close proximity to Barry Town Centre, this home offers convenient access to various amenities and public transport links.

The property comprises; Entrance hallway, Living room/dining area. Kitchen with integrated appliances and w.c/cloak room. To the first floor, three double bedrooms and family bathroom. To the second floor; master suite with dressing room and en-suite. To the front; Fore courted area with paved patio. To the rear; a private rear garden with porcelain tiles throughout, timber fencing with double gates to side access. Bi-folding doors opening to a fully equipped bar and games room.

Benefitting from gas central heating and UPVC double glazing throughout. Viewing is essential to appreciated.



## FRONT

Forecourt area with slate paving. Composite front door leading to:-

## Hallway

Plastered ceiling, plastered walls, fitted carpet flooring with part tiles. UPVC double glazed window to the side aspect. Wooden doors to living room, kitchen and W.C. Fitted carpet stairs rising to the first floor landing. Radiator.

## Living/Dining Room

28'6" x 14'1" (8.69m x 4.29m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC bay windows to the front aspect. Further UPVC double glazed window to the rear. Space for log burning stove, slate hearth. Radiators.

## W.C/Cloakroom

4'8" x 2'9" (1.42m x 0.84m)

Plastered ceiling, plastered walls, vertical towel heater. Wall mounted vanity wash hand basin with mixer tap. Close coupled toilet.

## Kitchen

21'8" x 10'2" (6.60m x 3.10m)

Plastered ceiling with inset spotlighting, plastered walls, Laminate flooring. UPVC double glazed windows surrounding. Kitchen comprises; Base units, laminate work surfaces, integrated fridge/freezer, dish washer, electric oven and hob with extractor over head. Plumbing for washing machine. Ceramic 1 1/2 sink with mixer tap. Vertical modern radiator. UPVC double glazed door leading to the rear garden.

## FIRST FLOOR

### Landing

Split level landing, plastered ceiling, plastered walls, fitted carpet flooring, UPVC double glazed window to the side aspect, wooden doors to bedrooms and family bathroom. Further stairs rising to the second floor landing.

### Bedroom Two

15'8" x 15'4" (4.78m x 4.67m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed bay windows to the front aspect. Fitted wardrobes. Radiator.

### Bedroom Three

12'9" x 10'5" (3.89m x 3.18m)

Plastered ceiling, plastered walls, fitted carpet flooring, UPVC double glazed window to the rear aspect. Radiator.

### Bedroom Four

15'1" x 10'1" (4.60m x 3.07m)

Plastered ceiling, plastered walls, fitted carpet flooring, UPVC double glazed windows. Fitted cupboard housing a combination boiler. Radiator.

## Family Bathroom

6'9" x 6'5" (2.06m x 1.96m)

Plastered ceiling, plastered walls with part ceramic tiles surrounding. Porcelain tiled flooring. UPVC double glazed window to the side aspect. Bathroom comprises; Bath with mixer tap and shower attachment. Close coupled toilet. Vanity wash hand basin. Towel rail heater.

## SECOND FLOOR

### Landing

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window. Wooden door to master suite.

### Master Suite

17'6" x 12'7" (5.33m x 3.84m)

Plastered ceiling, plastered walls, fitted carpet flooring, UPVC double glazed windows to the front aspect. Door to dressing room. Space for large furniture. Radiator.

### Dressing Room

6'6" x 5'11" (1.98m x 1.80m)

Plastered ceiling, plastered walls, fitted carpet flooring, door to walk-in wardrobe. Further door to en-suite.

## En-Suite

11'6" x 6'6" (3.51m x 1.98m)

Plastered ceiling, plastered walls, tiled flooring. UPVC double glazed window. Double shower cubicle with waterfall shower head over. Close coupled toilet. Vanity wash hand basin with mixer tap. Towel rail heater.

## REAR GARDEN

A enclosed rear garden with large porcelain tiles throughout. Timber fencing with double gates opening to the side aspect. Stone traditional walls. Outside lighting and electric sockets. Space for hot tub. Bi-folding doors opening to:-

## BAR & GAMES ROOM

Plastered ceiling with spotlighting, plastered walls, laminate flooring. Timber feature panelling with inset electric fireplace. Bar area with space for seating.

## 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

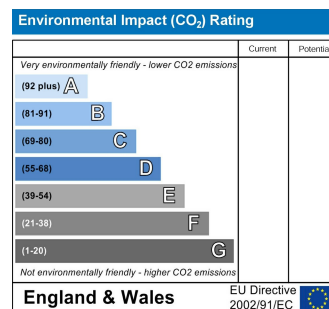
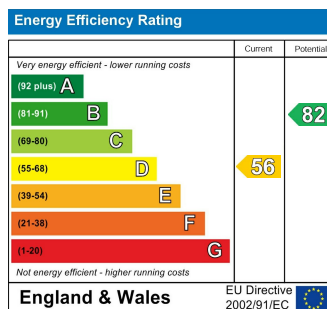
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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