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77 Hinchsliff Avenue, Barry CF62 9UR £399,999 Freehold

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

Nestled on the desirable Hinchsliff Avenue in Barry, this beautifully presented semi-detached house offers a perfect blend of modern living and convenience. With four spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style.

The property has been thoughtfully extended by its current owner, enhancing its appeal and functionality. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning Sigma 3 designed kitchen, which is open plan to the living and dining areas. This layout creates a warm and welcoming atmosphere, perfect for family gatherings and social occasions.

Outside, the property boasts parking for up to three vehicles, a rare find in this area, ensuring that you and your guests will never be short of space. The location is particularly advantageous, with local amenities and excellent transport links to the M4, providing easy access to Cardiff and beyond.

This bespoke semi-detached house is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after neighbourhood. Whether you are a growing family or simply seeking a spacious retreat, this property is sure to impress. Do not miss the opportunity to make this exquisite house your new home. EPC C



FRONT

Presscrete driveway for multiple vehicles. Feather edge fencing surrounding. Side access to the rear garden. Electric garage door leading to a double garage. UPVC double glazed front door and side panel window leading to the entrance hallway.

ENTRANCE HALLWAY

18'11 x 9'9 (5.77m x 2.97m)

Plastered ceiling and plastered walls with porcelain tiled flooring with underfloor heating. Opening with access to lounge and fitted carpet stairs rising to the first floor. Solid oak doors to kitchen and integral double garage. Wall mounted radiators.

INTEGRAL GARAGE

19'0 x 13'10 (5.79m x 4.22m)

Full power and lighting. UPVC double glazed door leading to the side aspect. Electric garage door opening. Bar area.

LOUNGE

14'0 x 13'4 (4.27m x 4.06m)

Plastered ceiling with inset spotlights to alcoves. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the front aspect. Solid oak door leading to the kitchen.

KITCHEN

28'9 x 10'4 (8.76m x 3.15m)

Smoothly plastered ceiling with inset spotlighting. Plastered walls. UPVC double glazed windows. Large marble effect porcelain tiled flooring with underfloor heating. Open plan to living and dining areas. Door to utility space. Kitchen comprises of a sigma3 designed kitchen with wall units, base units and bespoke cooper inserts. White quarts work tops and complementary uprisers/sill. Integrated appliances. Composite sink with mixer tap. Induction hob with extractor fan over. Electric oven and microwave. Fridge/freezer. Breakfast bar with storage. Space for large family sized dining table.

UTILITY ROOM/W.C

5'8 x 5'5 (1.73m x 1.65m)

Plastered ceiling, plastered walls and continuation of tiled flooring. Wall units, base units and quartz work tops. Plumbing for washing machine. Towel rail heater. Close coupled toilet, vanity wash hand basin and a UPVC opaque glass window overlooking the rear.

LIVING ROOM

16'9 x 13'3 (5.11m x 4.04m)

Plastered ceiling with Velux skylight window. UPVC double glazed windows and patio doors overlooking the rear aspect. Large media wall fitting a 85inch tv, integrated shelving and electric feature fireplace. Continuation of large porcelain tiled flooring with underfloor heating. Radiators.

FIRST FLOOR

LANDING

Plastered ceiling, plastered walls, fitted carpet flooring. Split level landing with access to bedrooms and family bathroom via solid oak doors.

MASTER SUITE

14'4 x 13'6 (4.37m x 4.11m)

Plastered ceiling, plastered walls with fitted carpet flooring. Sliding doors to full length fitted wardrobes. UPVC double glazed window to the front. Radiator. Solid oak door leading to en-suite.

EN-SUITE

9'1 x 5'11 (2.77m x 1.80m)

Plastered ceiling with inset spotlighting. Plastered walls with tiled splashback areas. Porcelain tiled flooring. UPVC opaque glass window overlooking the rear. Shower cubicle with glass sliding shower screen. Mains operated shower over. Vanity wash hand basin with storage. Close coupled toilet. Towel rail heater.

BEDROOM TWO

12'1 x 11'2 (3.68m x 3.40m)

Plastered ceiling, plastered walls with fitted carpet flooring. UPVC double glazed window overlooking the front. Mirrored doors sliding to full length fitted wardrobes. Radiator.

BEDROOM THREE

12'8 x 8'8 (3.86m x 2.64m)

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

BEDROOM FOUR

10'3 x 8'10 (3.12m x 2.69m)

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

FAMILY BATHROOM

10'2 x 8'2 (3.10m x 2.49m)

Plastered ceiling with inset spotlights. Plastered walls with tiled splashback areas. Porcelain tiled flooring. UPVC opaque glass window overlooking the rear. Bathroom comprises of a double shower cubicle with glass shower screen. Mains operated shower over. Vanity wash hand basin with fitted storage and w.c. Towel rail heater.

REAR GARDEN

Indian sand stone patio area. Artificial grass with a raised decking, pergola with space for hot tub. Play area for children. Garden shed to remain with power and lighting. Outside electric sockets and lighting. Enclosed with feather edge fencing. Side access leading to the front aspect.

COUNCIL TAX

Council tax band C.

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

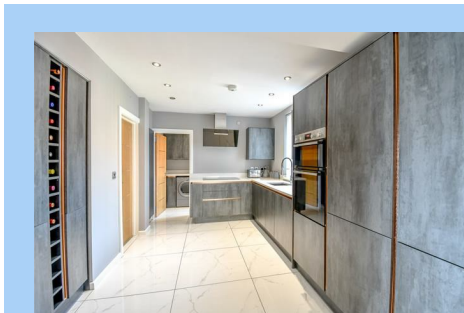
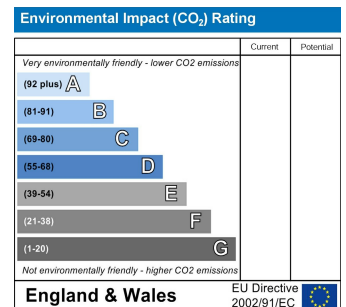
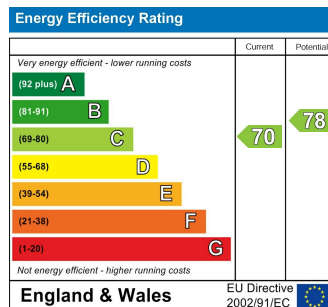
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PROCEEDS OF CRIME ACT 2002

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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