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22 Sycamore Crescent, Barry CF62 9BU £450,000 Freehold

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

Located on a private plot of Sycamore Crescent, Barry, close to local amenities and public transport links. This beautifully presented detached family home offers an exceptional living experience. With five spacious bedrooms, this property is perfect for families seeking both comfort and style. The heart of the home is undoubtedly the newly fitted kitchen, complete with a built-in pantry, providing ample storage and a modern touch for culinary enthusiasts.

The property boasts four generous reception rooms, allowing for versatile living spaces that can be tailored to your family's needs. Whether you desire a cosy lounge, a formal dining area, or a playroom for the children, this home accommodates it all. The recently refurbished en-suite and family bathroom are designed with contemporary elegance in mind, ensuring that both functionality and aesthetics are met.

This delightful home is not just a place to live; it is a sanctuary where cherished memories can be made. With its prime location and impressive features, this property is a must-see for anyone looking to settle in the vibrant community of Barry.



FRONT

Spacious driveway with decorative stone chippings providing ample parking. Laid to lawn with mature shrubs. Side access to rear garden. Open porch with slate roof covering. Enter property via a composite double glazed front door. To the front, laid lawn and a driveway providing ample parking leading to a newly built brick double garage/workshop. Side access to both sides.

Entrance Hallway

Smoothly plastered ceilings. Smoothly plastered walls. Laminate flooring. Radiator. Stairs rising to the first floor with fitted carpet. Door opening to the study, living room, lounge, utility room and cloakroom.

Living Room

19'08" max x 12'05" max (5.99m max x 3.78m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Open fire and stone hearth with decorative chimney breast. Two radiators. Wooden inner glass door opening to kitchen.

Kitchen

19'07" max x 9'02" max (5.97m max x 2.79m max)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Fully fitted kitchen comprises of shaker style units wall and base with quartz white work surfaces and complementary uprisers. Integrated pantry cupboard with lighting and shelving. Under counter lighting. Fitted appliances, fridge/freezer, electric oven and microwave. Induction hob with extractor fan above and fitted dishwasher. Ceramic 1 1/2 sink with mixer tap over. Radiator. Wood effect vinyl flooring. Opening into dining room.

Dining Room

19'03" max x 11'03" max (5.87m max x 3.43m max)

Three Velux skylight windows. UPVC double glazed French windows to the rear with side panel windows. Radiator. Wooden glazed doors opening into family room. Wood effect vinyl flooring.

Lounge

15'06" max x 11'05" max (4.72m max x 3.48m max)

Smoothly plastered ceilings. Smoothly plastered walls. Laminate flooring. Radiator. UPVC double glazed window to the rear. Door opening to main hallway.

Study

14'07" max x 8'01" max (4.45m max x 2.46m max)

Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to the front. Air conditioning.

Utility Room

8'02" max x 8'01" max (2.49m max x 2.46m max)

Smoothly plastered ceilings. Smoothly plastered walls. Ceramic tiled flooring. Space for washing machine and tumble dryer. Sink. Kitchen wall and base units with worktops over.

Cloakroom/w.c.

5'01" max x 2'09" max (1.55m max x 0.84m max)

Smoothly plastered ceilings. Smoothly plastered walls. Tiled to splash-back areas. Close coupled cistern w.c. Cloakroom wash-hand basin. Continuation of slate flooring.

FIRST FLOOR

Landing

Smoothly plastered ceilings. Attic hatch giving access to combination boiler in loft space. Smoothly plastered walls. Fitted carpet. Doors to five bedrooms and bathroom.

Bedroom 1

14'01" max x 11'02" max (4.29m max x 3.40m max)

Smoothly plastered ceilings. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to the front. UPVC double glazed French doors to the front with Juliet Balcony. Access into en-suite.

En-Suite

7'09" max x 6'06" max (2.36m max x 1.98m max)

Smoothly plastered ceilings with inset spotlighting. Tiled walls and floors. Double shower cubicle with glass shower screen and mains operated shower over. His and hers vanity unit wash-hand basin with storage. Close coupled cistern w.c. UPVC double glazed opaque glass window to the rear.

Bedroom 2

12'09" max x 9'03" max (3.89m max x 2.82m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to the front.

Bedroom 3

11'04" max x 9'02" max (3.45m max x 2.79m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to the rear. Fitted wardrobes.

Bedroom 4

10'01" max x 8'06" max (3.07m max x 2.59m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to the front.

Bedroom 5

7'09" max x 7'05" max (2.36m max x 2.26m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to the rear.

Family Bathroom

7'10" max x 5'10" max (2.39m max x 1.78m max)

Smoothly plastered ceiling with inset spotlighting. Tiled walls and floors. P-shaped bath with shower over with mains pressure shower over. Vanity unit wash-hand basin. Close coupled cistern w.c. Radiator. UPVC double glazed opaque glass window to the rear.

REAR

Enclosed rear garden with access from dining room and utility. Composite decked patio areas. Laid lawn with raised flowerbeds, mature shrubbery and stone chippings. Access to brick built garage/Workshop situated to the rear of the property accessible via a driveway. Outside lighting. Side access to both sides.

GARAGE/WORKSHOP

Newly built. Full power and lighting. Double doors opening to driveway and UPVC door opening to the rear garden.

COUNCIL TAX

Council tax band E

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.

DISCLAIMER

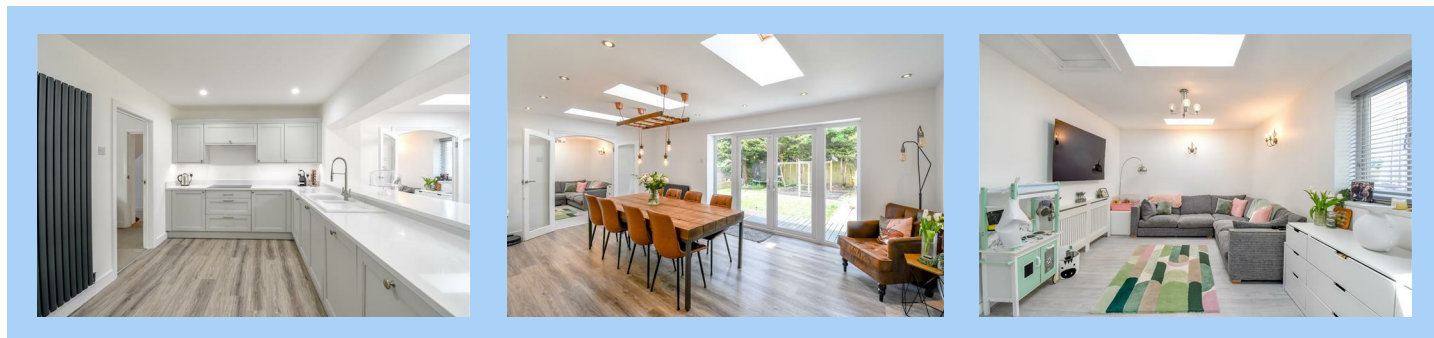
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.

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.

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.



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