



4 Dyfan Road, Barry CF63 1DN £220,000 Freehold

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

Nestled on the desirable Dyfan Road in Barry, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three generously sized double bedrooms, this property is perfect for those who value space and flexibility. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in.

The house features two bathrooms, ensuring convenience for busy households. Off-road parking for one vehicle is available at the front, adding to the practicality of this lovely home. The level rear garden offers a delightful outdoor space, perfect for children to play or for hosting summer barbecues.

Situated close to local amenities and excellent transport links, this property is well-positioned for easy access to shops, schools, and public transport, making daily life more convenient. Whether you are a growing family or simply seeking a comfortable residence, this spacious family home on Dyfan Road is sure to meet your needs. Do not miss the chance to make this charming house your new home.



FRONT

Off road parking, timber fencing surrounding, stone chippings and mature shrubbery. Steps leading to a UPVC double glazed front door opening to the entrance hallway. Side access leading to the rear garden.

ENTRANCE HALLWAY

11'11 x 6'1 (3.63m x 1.85m)

Plastered ceiling, plastered walls and laminate flooring. Doors to living rooms and family bathroom. Fitted carpet stairs rising to the first floor.

BATHROOM

7'9 x 6'2 (2.36m x 1.88m)

Plastered ceiling, plastered walls and splashback tiles. Laminate flooring. UPVC double glazed obscured glass windows. Bath with mixer tap, close coupled toilet and pedestal wash hand basin. Radiator.

LIVING ROOM

13'10 x 10'8 (4.22m x 3.25m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC bay fronted windows. Radiator.

LOUNGE/DINING

14'8 x 14'5 (4.47m x 4.39m)

Plastered ceiling, plastered walls with coving and picture rails. Laminate flooring. Fitted storage cupboard. UPVC double glazed window to the rear garden. Radiator. Door to kitchen.

KITCHEN

12'0 x 9'7 (3.66m x 2.92m)

Plastered ceiling, tiled walls and laminate flooring. UPVC double glazed windows surrounding. Kitchen comprises of wall units, base units with laminate work surfaces over. Space for dining. Space for fridge/freezer, electric cooker and plumbing for dish washer. Sink with mixer tap over. Radiator.

REAR LOBBY

5'11 x 3'10 (1.80m x 1.17m)

Plastered ceiling, plastered walls, tiled flooring. Aluminium framed double glazed door opening to the side aspect. Wall mounted combination boiler.

FIRST FLOOR

LANDING

Plastered ceiling, plastered walls, fitted carpet flooring, stripped wood balustrade. UPVC double glazed windows. Doors to bedrooms, separate w.c and family bathroom. Storage cupboard.

BEDROOM ONE

14'0 x 12'0 (4.27m x 3.66m)

Plastered ceiling, plastered walls with picture rails. Fitted carpet flooring. UPVC double glazed window overlooking the rear. Storage cupboard. Radiator.

BEDROOM TWO

11'4 x 10'7 (3.45m x 3.23m)

Plastered ceiling, plastered walls with picture rails, fitted carpet flooring. UPVC double glazed window overlooking the front. Radiator.

BEDROOM THREE

11'10 x 9'11 (3.61m x 3.02m)

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

FAMILY BATHROOM

6'1 x 6'0 (1.85m x 1.83m)

Plastered ceiling, tiled walls, vinyl flooring. UPVC double glazed obscured glass window. Bath with twin taps, pedestal wash hand basin. Close coupled toilet. Radiator.

W.C

4'11 x 3'3 (1.50m x 0.99m)

Plastered ceiling, plastered walls, high cistern toilet, UPVC double glazed window. Vinyl flooring.

REAR GARDEN

A level rear garden with paved patio areas, mature shrubbery and brick built walls surrounding. 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

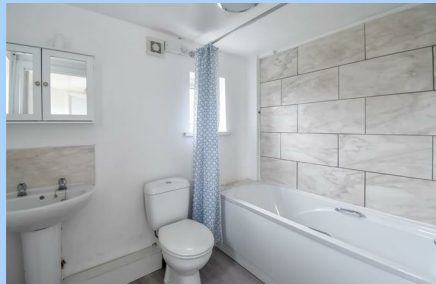
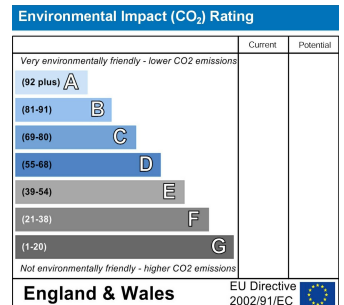
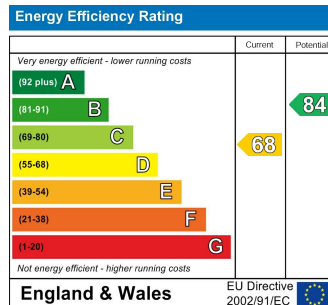
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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



www.ninaestateagents.co.uk

