



## 23 Nant Talwg Way, Barry CF62 6LZ £550,000 Freehold

5 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Nestled in the desirable area of Nant Talwg Way, Barry, this beautifully presented detached family home offers an exceptional living experience. With five generously sized bedrooms, this property is perfect for families seeking space and comfort. The house boasts a larger than average plot, providing ample outdoor space for children to play and for hosting gatherings with friends and family.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The layout is designed to maximise both space and functionality, ensuring that every corner of the house is utilised effectively. The private landscaped rear garden is a true highlight, offering a tranquil retreat where you can unwind after a long day.

In addition to the stunning interior, the property features a spacious driveway that accommodates multiple vehicles, making it convenient for families with several cars or for entertaining guests.

This detached house is not just a home; it is a lifestyle choice, combining comfort, style, and practicality in one of Barry's most sought-after locations. Don't miss the opportunity to make this delightful residence your own.





## FRONT

Block paved driveway with space for multiple vehicles. EV charging point. Side access to the rear garden and side aspect. Access to garage via electric door. Wrought iron balcony with decorative grape vine. Stone chippings with mature shrubbery surrounding. Composite front door opening to the entrance hallway.

## ENTRANCE HALLWAY

14'1" x 10'7" (4.29m x 3.23m)

Papered ceiling with coving. Plastered walls. Amtico flooring throughout. Stairs rising to the first floor. Radiator. Solid oak doors opening to kitchen and living area.

## GARAGE

17'7" x 9'8" (5.36m x 2.95m)

Lighting and power throughout. Space for fridge/freezer and tumble dryer.

## LIVING/DINING ROOM

23'2" x 14'11" (7.06m x 4.55m)

Papered ceiling with coving, papered walls. Continuation of Amtico flooring. Modern vertical radiators. UPVC double glazed window overlooking the front. French doors with side panel windows opening to the rear garden. Feature fireplace with space for log burning stove. Marble surround and hearth.

## KITCHEN

11'1" x 10'0" (3.38m x 3.05m)

Textured ceiling with coving. Mosaic sand stone tiled walls. Continuation of Amtico flooring. Kitchen comprises of shaker style wall and base units with butcher block work surfaces over. Integrated dish washer, space for under counter fridge. Space for range master gas cooker. Wall mounted extractor fan over. Composite 1 1/2 sink with mixer tap over. UPVC double glazed window and door opening to the rear garden. Solid oak doors to integral garage and w.c/cloak room.

## W.C/CLOAKROOM

5'4" x 5'3" (1.63m x 1.60m)

Textured ceiling, plastered walls, continuation of Amtico flooring. UPVC double glazed window. Wall mounted wash hand basin. Close coupled toilet. Plumbing for washing machine. Radiator.

## FIRST FLOOR

## LANDING

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Textured ceiling with coving and loft access. Plastered walls. Fitted carpet flooring. Doors to bedrooms and family bathroom.

## BEDROOM ONE

11'7" x 11'2" (3.53m x 3.40m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front aspect. Fitted wardrobes. Radiator.

## BEDROOM TWO

13'3" x 8'5" (4.04m x 2.57m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front aspect. Fitted wardrobes. Radiator.

## BEDROOM THREE

11'0" x 9'10" (3.35m x 3.00m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Fitted wardrobes. Radiator. Airing cupboard housing combination boiler.

## BEDROOM FOUR

8'0" x 7'3" (2.44m x 2.21m)

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

## BEDROOM FIVE

6'9" x 6'6" (2.06m x 1.98m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front aspect. Fitted wardrobes. Radiator.

## FAMILY BATHROOM

10'9" x 6'8" (3.28m x 2.03m)

Plastered ceiling with inset spotlighting. Sand stone tiled walls. Vinyl flooring. Bath with

mixer taps over. Pedestal wash hand basin. Close coupled toilet. Shower cubicle with glass shower door opening and mains pressured shower over. Extractor fan. Vertical towel rail heater.

## REAR GARDEN

A fully enclosed and private rear garden with timber feather edge fencing and brick built walls surrounding. Spacious paved patio area with artificial grass, wooden pergola with space for a eight seater hot tub. Decorative slate chippings with shrubbery. Steps rising to a decked patio area surrounded by stainless steel balustrades with glass inserts. Outside lighting, electric sockets and tap. Side access with space for garden shed and leading to the front aspect.

## COUNCIL TAX

Council tax band F.

## 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

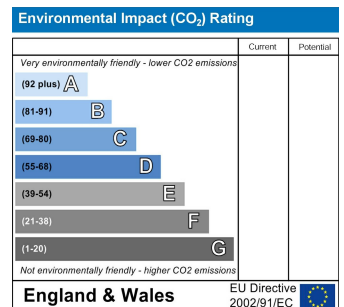
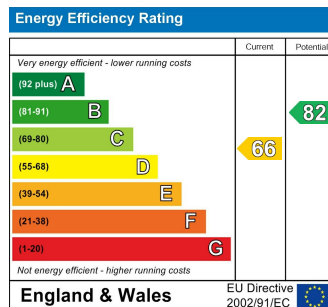
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## PROCEEDS OF CRIME ACT 2002

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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