



38, Heol Sirhwi, Barry CF62 7TG £375,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

A well presented three bedroom, modern linked detached dwelling placed on the ever popular location of Cwm Talwg close to Pontypridd Road leading to Cardiff/M4. Shops and schools are in close proximity.

Briefly comprising; entrance porch, hallway, w.c./cloakroom, living room, modern fitted kitchen opening to an additional sitting room and dining area. To the first floor; three bedrooms with fitted wardrobes to the master bedroom, and a modern family bathroom.

Benefiting from UPVC double glazing and gas central heating throughout. To the front; a large driveway providing parking for two vehicles, and with laid decorative chippings. To the rear; a large enclosed rear garden with tiled terraced area providing a spacious area for garden furniture, laid lawn and planted established shrubbery surrounding, a further tiled patio area is positioned towards the rear of the garden giving more options for storage or garden furniture.

Viewing is recommended to fully appreciate.



FRONT

A double drive providing parking for two vehicles. Laid decorative chippings. UPVC double glazed front door leading to the entrance hallway.

Entrance Hallway

6'03 x 15'04 (1.91m x 4.67m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls with dado rail. Ceramic tiled flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. UPVC double glazed front door with obscured glass insert leading from drive. Wood panelled doors leading to living room, kitchen and W.C. cloakroom.

Living Room

10'08 x 26'02 (3.25m x 7.98m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed window to the front elevation, UPVC double glazed French doors leading to the rear garden. Wood panelled door leading through to the entrance hallway. Through opening to the kitchen / breakfast.

Kitchen / Breakfast

10'03 x 16'02 (3.12m x 4.93m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. UPVC double glazed windows to the rear elevation. Wood framed door with obscure glass insert leading to the rear garden. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob. Integrated double oven. Stainless steel cooker hood. Integrated washing machine. Integrated fridge/ freezer. Through opening to sitting / dining room and the living room.

Sitting / Dining Room

8'10 x 17'03 (2.69m x 5.26m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed window to front elevation. Through opening to kitchen.

W.C Cloakroom

2'06 x 5'05 (0.76m x 1.65m)

Textured ceiling, smoothly plastered walls. Continuation of ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert. Sink with porcelain tiled splashback. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'00 x 8'11 (1.83m x 2.72m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to airing cupboard.

Bedroom One

10'10 x 13'09 (3.30m x 4.19m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in double wardrobes. Wood panelled door leading through to first floor landing.

Bedroom Two

10'01 x 10'10 (3.07m x 3.30m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Three

7'02 x 10'07 (2.18m x 3.23m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing. Access to storage over stairs.

Family Bathroom

5'08 x 6'10 (1.73m x 2.08m)

Smoothly plastered ceiling within inset lights and vent extractor, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. L shaped Jacuzzi Bath with thermostatically controlled shower overhead. Vanity wash hand basin. Vanity toilet. Wood panelled door leading through to the first floor landing.

REAR

A larger than average rear enclosed garden. With tiled terraced area the width of the property providing ample room for garden furniture and storage options. Laid to lawn. Planted established shrubbery surrounding. A further tiled patio area to the rear of the garden. UPVC double glazed French doors leading to the Living room. A further door leads to the kitchen and sitting area.

COUNCIL TAX

Council tax band E

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

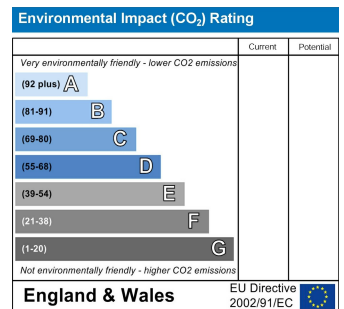
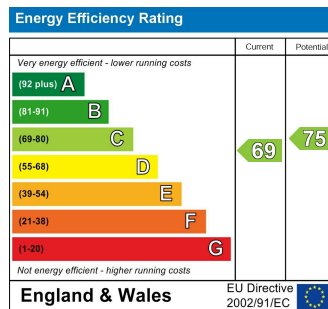
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

