



## 40 Court Road, Barry CF63 4EU Chain Free £264,000 Freehold

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

**\*\*NO CHAIN\*\*** Nestled on the charming Court Road in Barry, this delightful end terrace house offers a perfect blend of space and comfort, making it an ideal family home. With four generously sized bedrooms and a further hobby room to the loft. There is ample room for everyone to enjoy their own private space. The property boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The layout of the house is thoughtfully designed, allowing for both communal living and private retreats.

Situated in a desirable location, this home benefits from the vibrant community of Barry, with local amenities, schools, and parks just a stone's throw away. The end terrace position offers added privacy and a sense of space, making it a wonderful choice for those seeking a welcoming environment.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising opportunity, this end terrace house on Court Road is certainly worth considering.



## FRONT

Fore court area with brick built walls and wrought iron fencing. Tiled patio and traditional style tiled pathway leading to a composite double glazed front door. Side access to the rear garden.

## STORM PORCH

Coving to ceiling, plastered walls. Tiled flooring. Door opening to hallway.

## HALLWAY

Plastered ceiling with coving and corbels, plastered walls, tiled flooring. Radiator. Fitted carpet stairs with traditional stair case rising to the first floor. Doors to living room and dining area.

## LIVING ROOM

14'2 x 13'1 (4.32m x 3.99m)

Plastered ceiling, coving and plastered walls. Herringbone vinyl flooring. UPVC bay fronted windows. Radiator. Opening to further sitting room.

## SITTING ROOM

12'4 x 10'2 (3.76m x 3.10m)

Opening from rear lobby and living room. Plastered ceiling, plastered walls, herringbone style vinyl flooring. UPVC double glazed window to the side aspect. Radiator.

## DINING ROOM

17'5 x 10'7 (5.31m x 3.23m)

Plastered ceiling, plastered walls with timber panelling. Laminate flooring. UPVC double glazed window to the side aspect. Door to kitchen. Doorway to rear lobby. Radiator.

## REAR LOBBY

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed opaque glass window to the side aspect. Doors to sitting room and shower room.

## SHOWER ROOM

6'1 x 3'11 (1.85m x 1.19m)

Plastered ceiling with spotlighting and extractor fan. Tiled walls and flooring. Shower cubicle with mains operated shower over. Close coupled toilet. Vanity wash hand basin. Radiator.

## KITCHEN

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

Plastered ceiling, plastered walls with ceramic tiles. Tiled flooring. UPVC double glazed windows and door to the rear aspect. Kitchen comprises of wall units, base units and laminate work surfaces. Fitted electric oven, gas hob and extractor over head. Plumbing for washing machine. Space for fridge/freezer.

## FIRST FLOOR

## LANDING

Split level landing. Plastered ceiling and walls. Fitted carpet flooring. Doors to bedrooms and family bathroom. Further stairs rising to attic hobby area.

## BEDROOM ONE

16'8 x 14'6 (5.08m x 4.42m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed windows overlooking the front aspect. Radiator. Fitted storage cupboard.

## BEDROOM TWO

11'10 x 10'6 (3.61m x 3.20m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Fitted storage cupboards. Radiator.

## BEDROOM THREE

10'5 x 10'1 (3.18m x 3.07m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Fitted storage cupboards. Radiator.

## BEDROOM FOUR

9'0 x 7'2 (2.74m x 2.18m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the side aspect. Combination boiler wall mounted and enclosed. Radiator.

## FAMILY BATHROOM

7'2 x 4'10 (2.18m x 1.47m)

Plastered ceiling with inset spotlights. Tiled walls and flooring. UPVC double glazed window to the side aspect. Bath with electric shower over. Vanity wash hand basin. Radiator. Close coupled toilet.

## LOFT ROOM

16'6 x 12'5 (5.03m x 3.78m)

NOT ADVERTISED AS A BEDROOM\*\* Plastered ceiling with Velux double glazed windows. Plastered walls. Fitted carpet flooring. Fitted wardrobes. Door to en-suite shower.

## EN-SUITE

8'1 x 3'3 (2.46m x 0.99m)

Plastered ceiling with Velux window. Tiled walls. Shower cubicle with electric shower over. Close coupled toilet. Vanity wash hand basin. Radiator.

## REAR GARDEN

A level and enclosed rear garden with stone walls surrounding. Stone chippings and laid to lawn. Space for garden storage shed. Gate leading to lane access. Side access to the front aspect.

## COUNCIL TAX

Council tax band D.

## 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.

