



22 Somerset Road, Barry CF62 8BN

Chain Free £365,000 Leasehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING

RARE TO THE MARKET & NO FORWARDING CHAIN. This much loved and very well presented traditional bay fronted traditional dwelling featuring original features, placed within all amenities and within walking distance of the main shopping area of Barry. The property also benefits from far reaching channel views, viewing is essential to appreciate.

Briefly comprising, entrance porch, entrance hallway, living room, spacious sitting room, large fitted kitchen / dining with integrated appliances. Utility room and W.C. cloakroom. To the first floor, four double bedrooms with the master bedroom benefiting from uninterrupted channel views and a family bathroom.

To the fourcourted front with far reaching channel views, laid decorative chippings. Side access to the rear garden. Block paved area leading to a front door.

To the rear, an enclosed tiered garden with laid Astro turfed lawn Patio area, with access to bar. A raised paved patio area with summer house perfect for relaxation, and a storage shed. Lane access to rear.

UPVC double glazing and Gas central heating.

AGENT NOTE: leasehold property with approx. 865 yrs remaining with an annual ground rent of approx. £3.80.



FRONT

Fourcourted front Steps ascending to a pathway leading to front door. Laid decorative chippings. Uninterrupted views across the channel. Side access to rear garden.

Entrance Porch

3'10 x 3'10 (1.17m x 1.17m)

Textured ceiling, textured walls - half original tiled. Tiled flooring. Wood framed door with glass insert to front. Wood framed obscured glass door leading through to the entrance hallway.

Entrance Hallway

12'08 x 17'05 (3.86m x 5.31m)

Papered ceiling with original coving, papered walls with dado rail. Wood laminate floor. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed doors with obscured glass insert leading to the entrance porch. Wood framed doors with obscured glass leading to the front living room, sitting room and kitchen / dining. Access to understairs storage.

Living Room

14'03 x 16'04 (4.34m x 4.98m)

Papered ceiling with original coving, papered walls with picture rail. Wood flooring. Wall mounted radiator. UPVC double glazed bay front window with far-reaching channel views. Original cast iron open gas fuelled coal effect fire with feature tiled surround. Wood framed door with obscured glass insert leading through to the entrance hallway.

Sitting Room

9'11 x 13'00 (3.02m x 3.96m)

Papered ceiling with original coving, papered walls with picture rail. Wood flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. Original fireplace with surround. Wood framed door leading through to the entrance hallway.

Kitchen / Dining

11'03 x 19'02 (3.43m x 5.84m)

Textured ceiling with revealed wood beams, textured walls with picture rail and dado rail. Wood laminate flooring. Leading through to ceramic tiled flooring. UPVC double glazed window. UPVC double glazed door leading to the rear garden. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Composite sink. Range cooker to remain. Wall mounted cooker hood, integrated dishwasher. Through opening to utility and W.C. cloakroom. Sliding wood framed door with obscured glass leading through to the entrance hallway.

Utility Room

3'11 x 5'02 (1.19m x 1.57m)

Wood panelled ceiling, textured walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the rear. Space for American fridge / freezer. Through opening to kitchen. Wooden sliding door via one step leading to W.C. cloakroom.

W.C Cloakroom

5'00 x 6'10 (1.52m x 2.08m)

Panelled ceiling, textured walls. Fitted carpet flooring. UPVC double glazed window with obscured glass to the rear. Space for washing machine. Wall mounted sink. Close coupled toilet. Porcelain tiled splashback's. Wood framed sliding door leading through to the utility.

FIRST FLOOR

First Floor Landing

6'03 x 17'03 (1.91m x 5.26m)

Textured ceiling with loft access papered walls fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Doors leading to bedrooms one, two three, and bedroom four. A further door leading to the family bathroom.

Bedroom One

13'11 x 16'04 (4.24m x 4.98m)

Papered ceiling with original coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window with far-reaching channel views. Built-in wardrobes. Wood framed door with obscured glass insert. Leading through to the first floor landing.

Bedroom Two

11'02 x 12'04 (3.40m x 3.76m)

Papered ceiling, papered walls with picture rails. 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

9'09 x 11'06 (2.97m x 3.51m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood framed door leading through to the first floor landing.

Bedroom Four

8'05 x 11'08 (2.57m x 3.56m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the side elevation. Access to built-in storage. Wood framed door leading through to the first floor landing.

Family Bathroom

5'02 x 9'09 (1.57m x 2.97m)

Papered ceiling with original coving, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Corner bath, pedestal wash hand basin. Shower cubicle with electric shower overhead. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden. Laid Astro Turfed lawn. Steps to a raised patio area with summer house and shed both to remain. Lane access to rear. Outdoor Bar to remain with power and lighting.

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.

TENURE

We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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