



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



11 Heol Corswigen, Barry CF63 1AS £345,000 Freehold

3 BEDS | 2 BATH | 3 RECEPT | EPC RATING

Placed in a cul de sac area on Heol Corswigen in Barry, this well-presented detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families seeking a welcoming home.

Upon entering, you are greeted by a bright entrance hallway that leads to a generous living room, perfect for relaxation. The sitting room, which has been thoughtfully converted from the garage, provides additional space for family gatherings or quiet evenings. Double doors open from the sitting room to a charming dining room, creating an inviting flow for entertaining guests. The fitted kitchen is both functional and stylish, complemented by a utility room and a convenient cloakroom.

The first floor boasts three well-proportioned bedrooms, with the master bedroom featuring an ensuite for added privacy. A family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the property is equally impressive. A block-paved double driveway offers plenty of parking space, while side access leads to the rear garden. Here, you will find a level paved patio area. Additionally, a timber-framed office or gym, equipped with light and power, provides a versatile space for work or leisure.

With easy access to a nearby supermarket and the M4 via the link road, this home combines a peaceful setting with practical amenities. This delightful property is not to be missed and is sure to appeal to those looking for a spacious family home in a desirable location.



FRONT

Block paved driveway providing parking for multiple vehicles. Composite front door leading to the entrance hallway. Side access to rear.

Entrance Hallway

4'09 x 4'10 (1.45m x 1.47m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Composite front door leading from drive. Wood panelled doors leading to living room and sitting room.

Living Room

12'03 x 16'01 (3.73m x 4.90m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed box bay window to the front. Wood panelled doors leading through to the entrance hallway. Marble fireplace with gas fire. Access to under stairs storage. Wooden double doors leading through to the dining room.

Dining Room

10'05 x 10'07 (3.18m x 3.23m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors and side windows leading to the rear garden. Through opening to kitchen. Wooden double doors leading through to the living room.

Kitchen

8'04 x 12'06 (2.54m x 3.81m)

Textured ceiling, smoothly plastered walls. Porcelain tiled splashback's. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated oven and cooker hood. Space for dishwasher. Space for fridge freezer. Breakfast bar area. Stainless steel sink. Wood panelled door leading through to the utility room. Sliding wood panelled door leading through to the sitting room. Through opening to dining room.

W.C Cloakroom

2'10 x 5'03 (0.86m x 1.60m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side. Pedestal wash hand basin. Porcelain tiled splashbacks. Close coupled toilet.

Utility Room

4'09 x 9'01 (1.45m x 2.77m)

Textured ceiling, smoothly plastered walls - part porcelain tiled. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear. Rear door leading to the side access and garden. Wood panelled door leading through to the W.C. cloakroom. A further wood panelled door leading through to the kitchen.

FIRST FLOOR

First Floor Landing

5'11 x 11'05 (1.80m x 3.48m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to storage.

Bedroom One

9'06 x 16'04 (2.90m x 4.98m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panelled door leading to an en-suite. A further wood panelled door leading to landing. Access to built-in wardrobes.

En-Suite Shower

5'10 x 6'05 (1.78m x 1.96m)

Smoothly plastered ceiling with extractor, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the front with obscured glass. Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower overhead. Close coupled toilet. Wood panelled door leading through to bedroom one.

Bedroom Two

8'06 x 15'08 (2.59m x 4.78m)

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

Bedroom Three

9'04 x 10'08 (2.84m x 3.25m)

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

Family Bathroom

5'10 x 6'04 (1.78m x 1.93m)

Textured ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear with obscured glass. Pedestal wash hand basin. Bath. Close coupled toilet. Wood panelled door leading through to the first floor landing.

Sun Room / Gym

12'05 x 15'08 (3.78m x 4.78m)

Wood panelled. Separate power supply. Sauna.

REAR

Block paved patio area with side access to front drive. Block paved steps rising to a further block paved patio area with raised planters surrounding with laid decorative chippings. Planted established shrubbery. Decked seating area providing ample room for garden furniture. Decked steps rising to a Sunroom / Gym.

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

