



36 Usk Way, Barry CF62 7XL £309,000 Freehold

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

Nestled in the sought-after location of Cwm Talwg, this charming detached bungalow on Usk Way, Barry, presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms and a bathroom, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The property benefits from a welcoming living room, which boasts new flooring and features elegant French doors that open directly onto a private, enclosed rear garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The kitchen and dining area are designed for both functionality and comfort, making it an inviting space for meal preparation and entertaining. The new flooring throughout the lounge, kitchen/diner, hall, and bathroom adds a fresh and modern touch to the home.

To the front a spacious drive offers ample parking for up to five vehicles, ensuring that you and your guests will never be short of space.

The property benefits from Sola panels.

With no forwarding chain, this property is ready for you to move in and make it your own. The combination of its desirable location, ample parking, and well-maintained interiors makes this bungalow a rare find in the market. Do not miss the chance to view this delightful home and experience the lifestyle it has to offer.



FRONT

Block paved driveway providing ample parking for multiple vehicles. Planted established shrubbery. UPVC double glazed front door leading through to the entrance hallway. Side access to rear enclosed garden.

Entrance Hallway

4'07 x 9'07 (1.40m x 2.92m)

Textured ceiling with coving and loft access, and fixed pull down ladder. Papered walls. Newly laid laminate flooring. Wall mounted radiator. UPVC double glazed front door with obscure glass insert. Wood panel doors leading to bedrooms one, two and family shower room. Wood panel sliding doors leading through to kitchen / breakfast. The loft area benefits from being full boarded.

Kitchen / Diner

10'11 x 17'5 (3.33m x 5.31m)

Textured ceiling with coving, smoothly plastered walls. Newly laid laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed patio door leading to rear garden. Fitted kitchen, comprising of wall and base units. Wood laminate worktops and up stands. Porcelain tiled splash backs. Stainless steel 1 1/2 bowl sink. Space for electric cooker, space for washing machine, space for dishwasher, space for fridge freezer. Spacious area for dining furniture. Access to wall mounted boiler. Wood framed door with obscure glass insert leading through to the living room.

Living Room

11'8 x 13'6 (3.56m x 4.11m)

Bedroom One

10'6 x 14'6 (3.20m x 4.42m)

Textured ceiling with coving, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed boxed bay window to the front elevation. Wood panel door leading through to the entrance hallway.

Bedroom Two

6'7 x 11'9 (2.01m x 3.58m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front and side elevations. Wood panel door leading through to the entrance hallway.

Shower Room

6'02 x 7'03 (1.88m x 2.21m)

Textured ceiling with vent extractor, porcelain tiled walls. Newly laid vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Walk in shower with electric shower overhead. Wall mounted wash hand basin. Cistern toilet. Wood panel door leading through to the entrance hallway.

REAR

A beautifully maintained southerly facing enclosed rear garden with a backdrop of mature established trees, with laid porcelain tiled patio area. Laid Astro turfed lawn. Laid sandstone decorative chippings. Feather edge fencing surrounding. UPVC double glazed French doors leading to the living room. Outdoor shed. Side access to front and UPVC double glazed door leading to kitchen.

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.

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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