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## 123 Ffordd Y Mileniwm, Barry CF62 5BD £299,999 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING B

This stunning family home is meticulously presented and has been cherished by its owners. Spanning across three floors, this dwelling offers an abundance of space for comfortable living. To truly grasp the beauty and functionality of this property, a viewing is absolutely essential. Conveniently situated within walking distance to Asda, Barry Island beach, and various local amenities and public transport options, this home boasts a prime location with sea views across the Bristol channel and beyond.

Upon entering the property, you are greeted by a spacious hallway with doors leading to a sitting room/fourth bedroom, w.c cloakroom and open plan kitchen with French doors to the rear garden. To the first floor, a cosy living room and master bedroom with en-suite and views toward The Old Harbour beach and railway line. To the second floor, access to two further double bedrooms and modern bathroom suite.

To the front, a private forecourt with established hedges and wrought iron fencing. To the rear, boasting a level lawn area and side garden with raised patio. Totally private and not overlooked. Access to parking facility with two parking bays allocated.



## FRONT

Established hedges with wrought iron fencing. Access to the entrance hallway via a composite front door.

## Hallway

Plastered ceiling, plastered walls, wood effect vinyl flooring. Fitted carpet stairs and wooden balustrade leading to the first floor. Doors to sitting room, kitchen and W.C. Radiator.

## Sitting Room/Bedroom Four

10'3 x 9'0 (3.12m x 2.74m)

Currently used as an office. Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front elevation. Radiator.

## Kitchen & Dining Area

13'0 x 12'11 (3.96m x 3.94m)

Plastered ceiling, plastered walls, vinyl flooring. UPVC double glazed French door and window overlooking the rear garden. Space for breakfast table. Radiator. The kitchen area comprises of wall mounted units, base units, work surface and uprisers. Splashback tiles. 1 1/2 sink with mixer tap. Fitted electric oven and gas hob. Wall mounted extractor fan overhead. Space for tall fridge freezer and plumbing for washing machine/dishwasher. Wall mounted combination boiler.

## W.C

4'11 x 3'2 (1.50m x 0.97m)

Plastered ceiling with extractor fan, plastered walls, vinyl flooring. Close coupled toilet, wall mounted wash hand basin. Radiator.

## FIRST FLOOR

### Landing

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC picture window overlooking the side elevation with views towards Barry Island pleasure park. Doors to bedroom and living room. Fitted carpet stairs with wooden balustrade leading to the second floor.

### Living Room

13'1 x 11'3 (3.99m x 3.43m)

Plastered ceiling and plastered walls. Fitted carpet flooring. UPVC double glazed pictured window overlooking the front. Radiator.

### Bedroom One

13'1 x 9'6 (3.99m x 2.90m)

Plastered ceiling, plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the rear with views across the rail line and old harbour beach. Radiator. Door to shower room.

### Shower Room

6'7 x 4'6 (2.01m x 1.37m)

Plastered ceiling with extractor fan. Plastered walls. Fitted vinyl flooring. Close coupled toilet, wash hand basin and shower cubicle with shower over. Ceramic splashback tiles. Shaver points. Radiator.

## SECOND FLOOR

### Landing

Plastered ceiling, plastered walls, fitted carpet flooring. Wooden doors to bedrooms and family bathroom. Over stairs storage cupboard.

### Bedroom Two

12'13 x 9'2 (3.66m x 2.79m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows overlooking the front. Radiator.

### Bedroom Three

13'2 x 9'8 (4.01m x 2.95m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows overlooking the rear with views across the rail line and old harbour beach. Radiator.

### Family Bathroom

6'3 x 6'1 (1.91m x 1.85m)

Plastered ceiling with extractor fan. Plastered walls. Vinyl flooring. Bath with electric shower over and glass shower screen. Close coupled toilet. Pedestal wash hand basin. Shaver points.

## REAR GARDEN

Enclosed south facing garden with laid level lawn and patio. Wooden gate leading to two allocated parking bays. Fencing surrounding.

## SIDE GARDEN

Stone chippings, access to storage shed. Pathway leading to a raised patio area and flower beds. Established shrubbery.

## 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

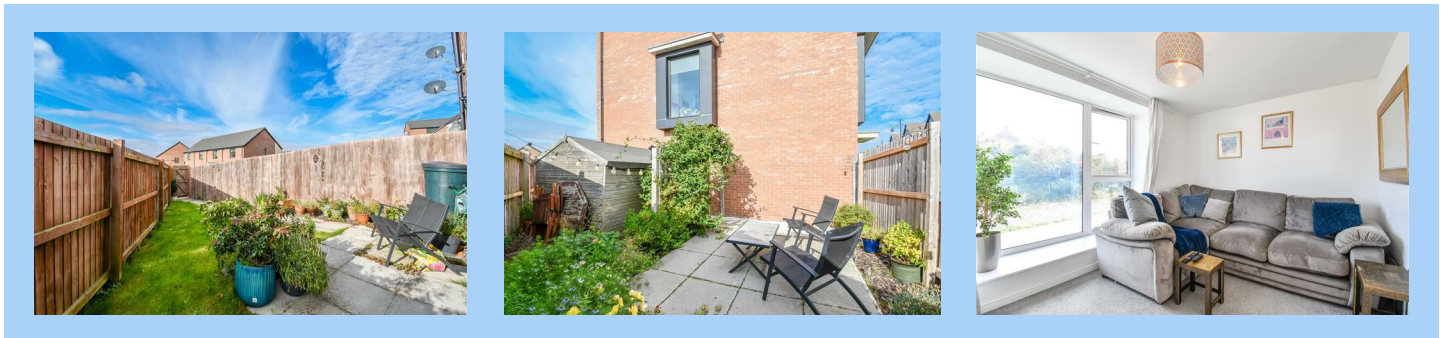
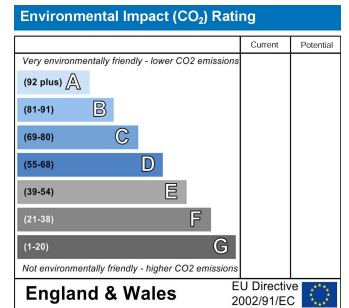
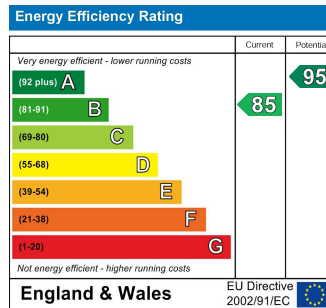
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.



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