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## 102 Churchfields, Barry CF63 1FS £350,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING D

A well presented, four bedroom detached family home placed on the popular Churchfields Estate close to all amenities and near the link road, leading to Cardiff and the M4. Within walking distance to a local train station with a regular service to Cardiff (approx. 20 min).

Briefly comprising, entrance hallway, w.c. cloakroom, living room, dining room, fitted kitchen leading to a breakfast/utility area with double garage access.

To the first floor, four bedrooms with master en-suite shower room and a family bathroom. To the rear a private mature garden with established shrubbery, paved patio area and laid to lawn.

To the front, established shrubbery laid to lawn, an integral double garage and driveway allowing further parking. Gas central Heating.

The property has recently had all new UPVC double glazed windows and doors. Electric roller shutter doors installed Jan 2024.



## FRONT

Double driveway. With access to the double integral garage. Planted established shrubbery. Composite front door with obscured glass insert.

## Entrance Hallway

6'01 x 18'02 (1.85m x 5.54m)

Textured ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Composite front door with obscured glass insert. Wooden door leading through to W.C. cloakroom, living room and kitchen. Fitted carpet staircase rising to the first floor.

## W.C Cloakroom

2'07 x 7'03 (0.79m x 2.21m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Ceramic tiled flooring. Ceramic tiled splashback's. UPVC double glazed window with obscured glass to the front elevation. Close coupled toilet. Pedestal wash hand basin. Wooden door leading out to the entrance hallway.

## Living Room

11'03 x 20'01 (3.43m x 6.12m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window to front elevation. UPVC double glazed window to side elevation. Double wooden doors leading out to the entrance hallway. Further double wooden door's leading through to the dining room. Feature gas fireplace with marble surround.

## Dining Room

9'02 x 11'11 (2.79m x 3.63m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Double wooden doors leading through to living room. Serving hatch to kitchen.

## Kitchen

8'02 x 11'10 (2.49m x 3.61m)

Textured ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink. Space for gas cooker. Space for dishwasher. Serving hatch to dining room. Wooden door leading through to the utility room. Further wooden door leading through to entrance hallway.

## Utility Room

7'07 x 8'04 (2.31m x 2.54m)

Textured ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. UPVC double glazed door leading to rear garden. Wooden door leading through to integral double garage. Further wooden door leading through to kitchen. Base unit with laminate worktop. Space for fridge and freezer. Wall mounted boiler.

## FIRST FLOOR

### First Floor Landing

5'11 x 11'10 (1.80m x 3.61m)

Textured ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window installed to the side elevation. Wooden door's leading to bedrooms one, two, three and bedroom four. Further wooden door leading to family bathroom. Access to storage. Fitted carpet staircase rising from ground floor.

### Bedroom One

11'02 x 11'02 (3.40m x 3.40m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wooden door leading through to a en-suite shower room. Further wooden door leading to the first floor landing.

### En Suite Shower Room

5'04 x 6'05 (1.63m x 1.96m)

Smoothly plastered ceiling with inset light's and vent extractor. Porcelain tiled wall's. Ceramic tiled flooring. Shower cubicle with thermostatically controlled shower overhead. Vanity wash hand basin. Vanity, toilet. Wooden door leading through to the master bedroom.

### Bedroom Two

9'08 x 10'01 (2.95m x 3.07m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the first floor landing.

### Bedroom Three

7'06 x 9'08 (2.29m x 2.95m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the first floor landing.

### Bedroom Four

6'05 x 8'02 (1.96m x 2.49m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to the first floor Landing.

### Family Bathroom

7'00 x 8'09 (2.13m x 2.67m)

Textured ceiling. Porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath with electric shower overhead. Pedestal wash hand basin. Wooden door leading out to the first floor landing.

## REAR

A rear enclosed garage with side access. Laid patio area providing ample room for garden furniture. Laid to lawn. Planted established shrubbery. Feather edged fencing. Further storage area to the side. UPVC double glazed French doors leading to the dining room. UPVC double glazed door with obscured glass leading to utility area.

## GARAGE

17'03 x 20'10 (5.26m x 6.35m)

Textured ceiling. Brick walls. Concrete flooring. UPVC double glazed window with obscured glass to the rear elevation. UPVC double glazed patio door leading to the rear garden. Double electric roller shutter doors installed Jan 24 to front drive. Electric and lighting. Wooden door leading to utility room.

## 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.

## PHOTOGRAPH DISCLAIMER

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