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22 Bendrick Road, Barry CF63 3RE £240,000 Freehold

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

Nestled in the charming area of Bendrick Road, Barry, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two bathrooms, providing ample facilities for busy mornings and ensuring privacy for all residents. The design of the property maximises space and light, creating a warm and inviting atmosphere throughout.

Situated in a desirable location, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those who value accessibility. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a piece of Barry's vibrant community.

With its appealing features and prime location, this terraced house on Bendrick Road is not to be missed. Come and experience the charm and comfort it has to offer.



FRONT

Fore courted front with access to entrance hallway via a UPVC double glazed front door.

Entrance Hallway

Plastered ceiling with coving and decorative corbels. Papered walls. Floorboards. Door to living/dining. Stairs with fitted carpet rising to the first floor. Radiator.

Living/Dining

24'10 x 11'11 (7.57m x 3.63m)

Plastered ceiling with coving. Plastered walls. Solid wood flooring. UPVC double glazed bay windows and further window to the rear aspect. Radiators. Door to kitchen.

Kitchen

12'11 x 10'7 (3.94m x 3.23m)

Kitchen comprised of eye level wall units, base units, worksurfaces with complementary splashbacks. Pantry storage. Space for fridge/freezer. Plumbing for dishwasher. Space for gas cooker. Integrated extractor fan above. UPVC double glazed window and door to the rear. Wooden door opening to utility room.

Utility/Cloak Room

9'3 x 4'4 (2.82m x 1.32m)

Plastered ceiling and walls. Tiled flooring. Plumbing for washing machine. UPVC double glazed window. Door to family shower room.

Family Shower Room

9'2 x 6'10 (2.79m x 2.08m)

Plastered ceiling, PVC panelling to walls. Ceramic tiled flooring. Pedestal wash hand basin. Shower cubicle with electric shower over. Close coupled toilet. Radiator. Storage cupboard.

FIRST FLOOR

Landing

Split level landing with fitted carpet flooring. Plastered ceiling and papered walls. Further stairs rising to the loft room. Doors to bedrooms.

Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

Plastered ceiling with ceiling rose and coving. Plastered walls. Fitted carpet flooring. UPVC double glazed windows. Fitted wardrobes. Radiator.

Bedroom Two

11'2 x 9'2 (3.40m x 2.79m)

Plastered ceiling. Papered walls. Fitted carpet flooring. UPVC double glazed window. Radiator.

Bedroom Three

10'4 x 8'7 (3.15m x 2.62m)

Plastered ceiling and plastered walls. Fitted carpet flooring. UPVC double glazed window. Radiator. Wall mounted combination boiler. Door to en-suite.

En-Suite

10'1 x 4'2 (3.07m x 1.27m)

Plastered ceiling. PVC panelling. UPVC double glazed window. Pedestal wash hand basin. Close coupled toilet. Bath with twin taps. Radiator.

Loft Space

13'8 x 13'4 (4.17m x 4.06m)

(NOT ADVERTISED AS A BEDROOM) Plastered ceiling, plastered walls with Velux window. Fitted carpet flooring. Access to eave storage.

REAR GARDEN

Paved patio areas with artificial grass lawn and stone walls surrounding. Gate leading to lane access.

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.

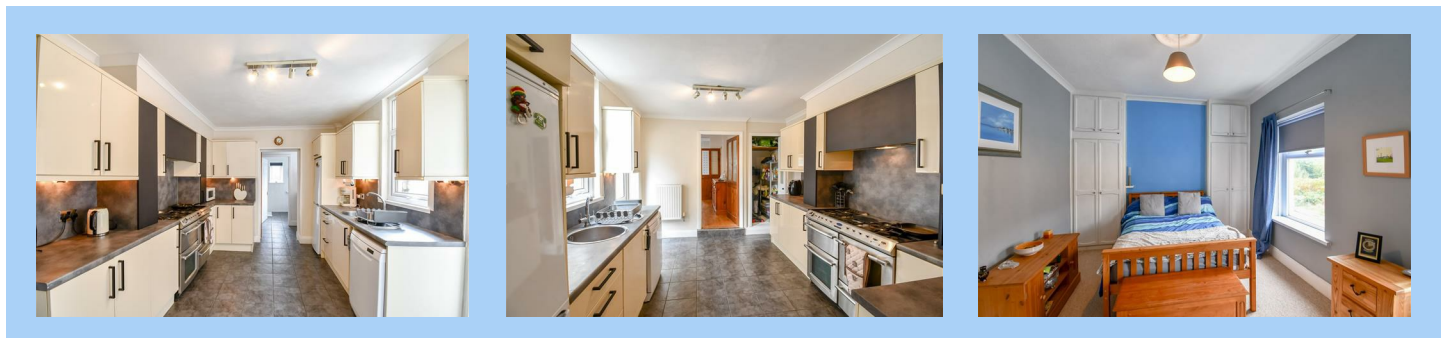
PROCEEDS OF CRIME ACT 2002

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



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