



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



21 Cook Road, Barry CF62 9HD £299,999 Freehold

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

Nestled on the charming Cook Road in Barry, this delightful detached house presents an excellent opportunity for families and individuals alike. With a well-thought-out layout, the property boasts a spacious reception room and open plan kitchen/dining area, perfect for entertaining guests. The three inviting bedrooms provide ample space for relaxation and rest, catering to both family needs and personal comfort.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in many urban settings.

The location on Cook Road offers a pleasant community atmosphere, with local amenities and transport links within easy reach, making it an ideal choice for those seeking both tranquillity and accessibility. This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest, this home is a wonderful opportunity that should not be missed.



FRONT

Driveway for multiple vehicles and access to garage. Front garden with laid to lawn, stone chipping and feather edge fencing surrounding. Mature shrubbery surrounding. Steps rising to a enclosed entrance with access to the property via a UPVC double glazed front door.

GARAGE

Newly fitted UPVC double glazed doors opening. Electric and power throughout.

Entrance Hallway

Textured ceiling, plastered walls and dado rails. Sliding wooden door to w.c/cloakroom. Door opening to kitchen dining area. Radiator. Wood effect laminate flooring.

W.C/Cloakroom

5'6 x 2'11 (1.68m x 0.89m)

Textured ceiling, plastered walls, tiled flooring. UPVC double glazed window to the front. Close coupled toilet. Vanity wash hand basin.

Kitchen/Dining Room

17'7 x 14'0 (5.36m x 4.27m)

L-shaped kitchen and dining area with textured ceiling, plastered walls and laminate flooring. Tiled flooring to kitchen. UPVC double glazed window to the front and French doors opening to the rear. Fitted carpet stair case rising to the first floor landing. Under stairs storage cupboard. Space for family size dining table. Radiator. Kitchen comprises of wall units, base units and laminate worksurfaces over. Electric oven fitted with gas hob inset. Extractor fan above. Plumbing for washing machine. Newly fitted(May 2025) Baxi combination boiler.

Living Room

17'7 x 9'2 (5.36m x 2.79m)

Textured ceiling, plastered walls. Laminate flooring. UPVC double glazed window to the front aspect. UPVC French doors to the rear garden. Radiator. Feature fireplace.

FIRST FLOOR

Landing

Textured ceiling with loft access. Loft is boarded with a pull down ladder. Velux window. Fitted carpet flooring. Doors to bedrooms and family bathroom.

Bedroom One

13'2 x 9'1 (4.01m x 2.77m)

Textured ceiling, plastered walls, fitted carpet flooring. Velux window. Fitted wardrobes. Radiator.

Bedroom Two

8'8 x 7'10 (2.64m x 2.39m)

Textured ceiling, plastered walls with feature papered walls. Fitted carpet flooring. Velux window. Radiator.

Bedroom Three

7'10 x 6'11 (2.39m x 2.11m)

Textured ceiling, plastered walls with feature papered walls. Fitted carpet flooring. Velux window. Radiator.

Family Bathroom

6'4 x 5'8 (1.93m x 1.73m)

Textured ceiling. Tiled and plastered walls. Vinyl flooring. Pedestal wash hand basin. Bath with twin taps and shower over. Close coupled toilet. Radiator. Velux window.

REAR GARDEN

A level and private rear garden with laid to lawn, mature shrubbery. Raised flower beds. Side access via wooden gate. Paved patio with space for garden furniture.

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.

