



1 The Heathers, Barry CF62 7FL £375,000 Freehold

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

Situated in the charming area of The Heathers, Barry, this beautifully presented detached family home offers an ideal blend of comfort and style. With four well-proportioned bedrooms, this property is perfect for families seeking space and modern living.

Upon entering, you are greeted by an inviting extended sitting room that seamlessly opens to a contemporary kitchen/diner, creating a wonderful space for family gatherings and entertaining guests. The additional living room provides further versatility, allowing for a cosy retreat or a play area for children.

The property boasts a spacious family-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The generous frontage offers off-road parking for up to three vehicles, ensuring convenience for family and visitors alike.

This delightful home is not only well-appointed but also situated in a desirable location, making it an excellent choice for those looking to settle in a friendly community. With its combination of modern amenities and ample living space, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.



FRONT

Large driveway accommodating multiple vehicles. Decorative frontage with stone chippings, timber pathways, mature shrubbery. Access via UPVC double-glazed side door to entrance hallway.

HALLWAY

Textured ceiling, plastered walls, decorative wood panelling, wood-effect flooring. Doors to WC cloakroom, living room, converted garage (office/playroom), and kitchen; stairs to first floor. Wall-mounted radiator; UPVC double-glazed window present in adjacent rooms.

W.C/CLOAKROOM

4'9 x 3'1 (1.45m x 0.94m)

Textured ceiling, plastered walls with ceramic tiles, tile-effect vinyl flooring. Close-coupled toilet, wall-mounted wash basin with mixer tap, vertical towel rail heater. UPVC double-glazed obscure glass window to side aspect.

LIVING ROOM

14'0 x 10'5 (4.27m x 3.18m)

Textured ceiling, plastered walls with coving, decorative wood panelling, wood-effect flooring.. Feature fireplace: timber surround, marble hearth, tiled inserts; electric fire. Wall-mounted radiator; UPVC double-glazed window to front aspect.

OFFICE/PLAYROOM

15'9 x 9'2 (4.80m x 2.79m)

Plastered ceiling and walls with coving; wood-effect flooring. UPVC double-glazed window overlooking front aspect. Wall-mounted radiator. Versatile additional living/work space.

KITCHEN & DINING ROOM

20'2 x 9'2 (6.15m x 2.74m)

Textured ceiling, plastered walls with ceramic splashback tiles; high-gloss marble-effect tile flooring. Wall-mounted radiator; space for dining; opening into extended living area. Units: eye-level wall cupboards and base units; laminate work surfaces. Appliances: space for fridge/freezer and under-counter fridge; plumbing for washing machine and dishwasher. Integrated electric oven and grill; four-ring gas hob with extractor above. Stainless steel 1.5 bowl sink with mixer tap and drainer.

SITTING ROOM

19'7 x 11'11 (5.97m x 3.63m)

Vaulted plastered ceiling with Velux windows; plastered walls; wood-effect flooring. Decorative wood panelling; integrated cupboard housing wall-mounted combination boiler. UPVC double-glazed window and door opening to rear garden.

FIRST FLOOR

LANDING

Textured ceiling, plastered walls, wood-effect flooring. UPVC double-glazed window to side aspect; wall-mounted radiator; loft access. Doors to bedrooms, family shower room, and storage cupboard with fitted shelving.

MASTER SUITE

17'5 x 10'8 (5.31m x 3.25m)

Plastered ceiling with coving; papered walls; wood-effect flooring. UPVC double-glazed window to front aspect. Fitted wardrobes surrounding.

BEDROOM TWO

11'9 x 9'0 (3.58m x 2.74m)

Textured ceiling, plastered walls, wood-effect flooring. UPVC double-glazed window overlooking rear garden. Decorative wood wall panelling; radiator; space for wardrobes.

BEDROOM THREE

9'9 x 9'9 (2.97m x 2.97m)

Textured ceiling, plastered walls, wood-effect flooring. Fitted wardrobe with sliding doors; UPVC double-glazed window to front aspect. Radiator.

BEDROOM FOUR

9'1 x 8'2 (2.77m x 2.49m)

Textured ceiling, plastered walls, wood-effect flooring. Fitted wardrobe; UPVC double-glazed window overlooking rear garden.

FAMILY SHOWER ROOM

6'9 x 5'7 (2.06m x 1.70m)

Plastered ceiling with inset spotlights; extractor fan. UPVC double-glazed obscure glass window to side aspect. Tiled walls and floor; vanity wash basin with storage; toilet; shaver points. Vertical towel rail heater; walk-in shower cubicle with mains shower and glass screen.

REAR GARDEN

Level, family-sized garden with timber fencing. Artificial grass area, stone chippings, raised flower beds with mature shrubbery. Side access with gate; further side area for bin storage or garden shed. Wall-mounted lighting, external electric sockets, outside tap.

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

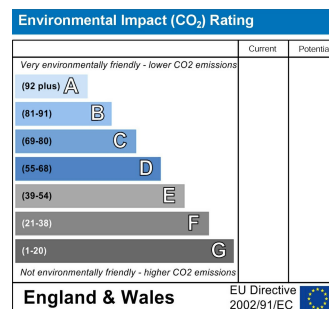
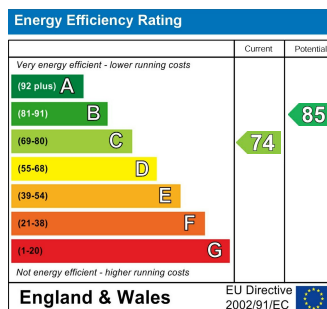
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PROCEEDS OF CRIME ACT 2002

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.



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