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79 Tynewydd Road, BARRY CF62 8BA
Chain Free £300,000 Leasehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Situated in the heart of Barry, Tynewydd Road, this charming semi-detached house is a splendid opportunity for families seeking a blend of traditional character and modern convenience. Viewing is essential to truly appreciate the allure of this double bay fronted home, which is ideally situated within walking distance of local schools, public transport, and the vibrant Barry Town Centre.

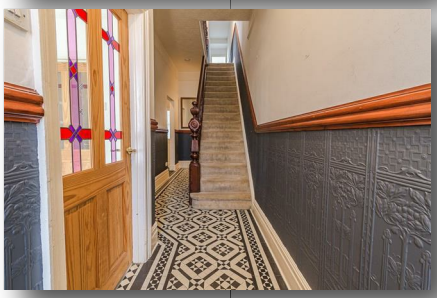
Upon entering, you are greeted by an inviting hallway adorned with original Victorian tiled flooring, setting the tone for the rest of the property. The ground floor features a spacious living room, a versatile study or office, and a well-appointed fitted kitchen complete with integrated appliances. A utility room adds to the practicality of the space, while a large second reception room at the rear offers stunning far-reaching views of the channel and down to Barry Island, making it a perfect spot for relaxation or entertaining. Finally to the ground floor a convenient bathroom.

The first floor boasts three generously sized double bedrooms, providing ample space for family living, alongside a family bathroom that caters to all your needs. Outside, the property presents a low maintenance courtyard garden at the front, complemented by side access leading to a laid lawn and established shrubbery. The rear garden features a resin patio area and an Astro turfed lawn, ideal for outdoor gatherings or simply enjoying the fresh air and the continuation of the far reaching channel views.

With the added benefits of gas central heating via a combination boiler and UPVC double glazing throughout, this home is not only comfortable but also energy efficient. This property represents an ideal family home in a sought-after location, promising both convenience and charm. Don't miss the chance to make it your own.

Agents note: leasehold property with approx. 881 years remaining and with a annual ground rent of approx. £2.50 per annum.







FRONT
Fourcourted front, planted established shrubbery. Laid to lawn. Steps ascending to a pathway leading to the entrance porch.

Entrance Porch
2'02 x 3'09 (0.66m x 1.14m)
Decorative ceiling with coving, smoothly plastered walls with dado rail. Original Victorian tiles. Wood French doors leading to the front. Wood framed glazed door leading to the entrance hallway.

Entrance Hallway
5'10 x 22'07 (1.78m x 6.88m)
Decorative ceiling with original coving, smoothly plastered walls with dado rail. Original Victorian tiled flooring. Fitted carpet staircase rising to the first floor. Wood framed glazed door leading to the front living room, through opening to inner hallway. Access to under stairs storage.

Living Room
12'11 x 15'02 (3.94m x 4.62m)
Decorative ceiling with original coving, Smoothly plastered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window to the front elevation. Wood framed glazed door leading to the entrance hallway, A further wood framed glazed door leading through to the inner hallway.

INNER HALLWAY
3'00 x 12'04 (0.91m x 3.76m)
Decorative ceiling, papered walls. Vinyl flooring. Wood framed glazed door leading to the living room. Wood panelled door leading to office / study, and a downstairs bathroom. Wood framed glazed door leading to the kitchen.

Study / Office
5'08 x 7'09 (1.73m x 2.36m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side. Wood panelled door leading to the inner hallway.

Bathroom
5'06 x 7'09 (1.68m x 2.36m)
Smoothly plastered ceiling, smoothly plastered walls - part panelled. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath, pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the inner hallway.

Kitchen
8'04 x 12'03 (2.54m x 3.73m)
Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled splashback's. Vinyl flooring. Glazed brick feature wall. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated induction hob, integrated oven. Cooker hood. stainless steel one and half bowl sink. Space for fridge / freezer, space for washing machine or dishwasher through opening to utility.

Utility Room
5'03 x 10'11 (1.60m x 3.33m)
Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. UPVC double glazed door leading to the rear garden with far-reaching channel views. Base units. Wood laminate worktops. Stainless steel sink. Space for washing machine and tumble dryer. Wall mounted combination boiler. Through opening to kitchen.

REAR HALLWAY
2'10 x 16'02 (0.86m x 4.93m)
Smoothly plastered ceiling, Smoothly plastered walls with dado rail. Original Victorian tiled flooring. Wood framed glazed door leading to the rear reception room.

Rear Reception Room
14'00 x 14'07 (4.27m x 4.45m)
Decorative ceiling with original coving. Papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the rear with far-reaching channel views and views down onto the island. UPVC double glazed door leading out to the garden.

FIRST FLOOR

First Floor Landing
5'11 x 25'11 (1.80m x 7.90m)
Smoothly plastered ceiling with loft access, smoothly plastered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One
15'05 x 16'10 (4.70m x 5.13m)
Smoothly plastered ceiling with original coving, smoothly plastered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. UPVC double glazed bay window to front with partial channel views. Original feature cast iron fireplace. Wood panelled door leading through to the first floor landing.

Bedroom Two
12'06 x 14'07 (3.81m x 4.45m)
Decorative ceiling with original coving, smoothly plastered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the rear elevation with far-reaching channel views. Access to built in storage. Original feature cast iron fireplace and hearth. Wood panelled door leading to the first floor landing.

Bedroom Three
10'10 x 12'02 (3.30m x 3.71m)
Textured ceiling, textured walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with far-reaching channel views. Original feature cast iron fireplace. Wood panelled door leading to the first floor landing.

Family Bathroom
8'01 x 13'04 (2.46m x 4.06m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows with obscured glass to the side elevation. Wood panelled door leading to the first floor landing.

REAR
Enclosed rear garden. Planted established shrubbery. Laid Astro turned lawn. Resin patio area. Side access to front.

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 Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.





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