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2 Holland Way, Barry CF63 1RF £192,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situated in Holland Way, Barry, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The house boasts a welcoming atmosphere, perfect for creating lasting memories. The layout is designed to maximise both space and light, ensuring that each room feels airy and inviting. The end terrace position provides added privacy and a sense of tranquillity, making it an ideal retreat from the hustle and bustle of daily life.

Situated in a friendly neighbourhood, residents will benefit from local amenities, schools, and parks within easy reach. Barry itself is known for its stunning coastline and vibrant community, offering a range of activities and attractions for all ages.

This property is not just a house; it is a place where you can truly feel at home.

Whether you are looking to settle down or invest in a promising area, this end terrace house on Holland Way is a wonderful choice. Do not miss the chance to make this lovely property your own.



FRONT

The property features an enclosed front with brick walls, mature shrubbery, and a wooden gate providing access to the rear garden. There is a driveway for one or two vehicles. Concrete steps with a steel handrail lead to a uPVC double-glazed obscure glass front door, which opens into the entrance porch.

Entrance Porch

This porch has a timber-cladded ceiling, exposed brickwork, tiled flooring, and a uPVC double-glazed window.

Hallway

13'0 x 6'5 (3.96m x 1.96m)

A wooden, glass-panelled door from the porch leads into the entrance hallway. The hallway has a textured ceiling, papered walls, and fitted carpet flooring. It contains stairs to the first floor, an under-stair storage cupboard housing the gas meter, an electric meter cupboard, and a wall-mounted radiator. Doors lead to the living room and kitchen.

Living Room

12'5 x 12'4 (3.78m x 3.76m)

The living room features a textured ceiling, papered walls with picture rails, and fitted carpet flooring. It is equipped with a wall-mounted radiator, an electric fireplace, and a uPVC double-glazed window overlooking the front of the property.

Kitchen

9'7 x 8'2 (2.92m x 2.49m)

Textured ceiling with coving, papered and tiled walls, and tile-effect flooring. It includes eye-level and base units, laminate work surfaces, an integrated gas hob with an extractor fan, an electric oven and grill, and space for a fridge-freezer. There is also a stainless steel sink and plumbing for a washing machine. A uPVC double-glazed window overlooks the rear garden, and an opening leads to the dining space.

Dining Room

10'6 x 10'0 (3.20m x 3.05m)

Textured ceiling with coving, papered walls, fitted carpet flooring, a wall-mounted radiator, and a gas fireplace. A uPVC double-glazed window looks out to the rear garden, and a door opens to the rear porch.

Rear Porch

The rear porch has a PVC roof, surrounding uPVC double-glazed windows, wood-effect flooring, and a door opening to the garden.

FIRST FLOOR

Landing

Upstairs, the first-floor landing has a textured ceiling, papered walls, fitted carpet flooring, and loft access. Wooden doors provide entry to the bedrooms and the family bathroom.

Bedroom One

12'9 x 12'3 (3.89m x 3.73m)

Features a textured ceiling, papered walls, fitted carpet flooring, and a wall-mounted radiator. UPVC double glazed window to the front. An enclosed storage cupboard houses the wall-mounted combination boiler.

Bedroom Two

13'2 x 9'8 (4.01m x 2.95m)

Polystyrene tiled ceiling, papered walls, fitted carpet flooring, a wall-mounted radiator, and a uPVC double-glazed window overlooking the rear garden.

Bedroom Three

9'0 x 7'7 (2.74m x 2.31m)

Textured ceiling with coving, papered walls, fitted carpet flooring, fitted wardrobes, and a uPVC double-glazed window overlooking the front elevation.

Family Bathroom

6'8 x 6'2 (2.03m x 1.88m)

Textured ceiling, tiled walls, and tile-effect flooring. It contains a double shower cubicle with an electric shower and glass screen, a close-coupled toilet, a vanity wash hand basin, and a wall-mounted radiator. A uPVC double-glazed obscure glass window overlooks the rear garden.

REAR GARDEN

The fully enclosed rear garden includes paved patio areas, concrete pathways, laid lawn, and side gardens with raised flower beds and mature shrubbery. There are brick-built

outbuildings, one housing a toilet and supplied with power and electricity. The garden is surrounded by brick walls and features outside lighting, an outside tap, and access to the front via a wooden gate.

COUNCIL TAX

Council tax band C.

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



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