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73 Enfield Drive, Barry CF62 8JE £270,000 Freehold

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

Situated in the desirable Hunters Ridge area of Barry, this charming end-terrace house on Enfield Drive is a modern gem that is sure to impress. With three bedrooms and a family bathroom, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by an entrance porch that leads into a spacious living room, ideal for relaxation and entertaining. Adjacent to the living room, you will find a dining room that flows seamlessly into a contemporary fitted kitchen, which is located at the rear of the property. The ground floor also boasts a delightful conservatory, featuring French doors that open out to the rear garden, creating a perfect indoor-outdoor living space.

The first floor comprises three bedrooms, providing ample room for family or guests. The family bathroom is conveniently located to serve all bedrooms.

Outside, the property features an enclosed rear garden, complete with a patio area and a Astro Turfed lawn, perfect for outdoor gatherings or quiet evenings. Established shrubbery in raised sleeper beds adds a touch of greenery and privacy. Additionally, there is side access to the front driveway, which offers parking for multiple vehicles and overlooks a pleasant area of green land.

This home is ideally situated close to local amenities, including schools, a Tesco supermarket, a pharmacy, and a dentist, making it a practical choice for everyday living. Viewing is essential to fully appreciate the modern presentation and the wonderful features this property has to offer. Don't miss the opportunity to make this lovely house your new home.



FRONT

Laid to lawn, Planted established shrubbery. Driveway with parking for multiple vehicles. Paved pathway leading to a UPVC double glazed front door. Side access to rear.

Entrance Porch

3'05 x 3'06 (1.04m x 1.07m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. UPVC double glazed front door with obscured glass insert. Wood framed glazed door leading through to living room.

Living Room

13'8 x 14'1 (4.17m x 4.29m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood framed French doors leading through to kitchen / dining. Fitted carpet staircase rising to the first floor.

Dining Room

7'01 x 10'05 (2.16m x 3.18m)

Smoothly plastered ceiling, smoothly plastered walls. Wall mounted radiator. Wood framed French doors leading through to living room. UPVC double glazed sliding patio doors to conservatory. Through opening to kitchen.

Kitchen

6'02 x 10'05 (1.88m x 3.18m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the rear elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated induction hob. Integrated oven. Glass shroud cooker hood. Space for washing machine, space for fridge / freezer. Porcelain tiled splashback's.

Conservatory

11'01 x 12'05 (3.38m x 3.78m)

Polycarbonate roof, UPVC double glazed windows side and rear elevations. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. UPVC double glazed sliding patio doors leading to the kitchen / dining.

FIRST FLOOR

First Floor Landing

5'11 x 9'02 (1.80m x 2.79m)

Smoothly plastered ceiling with loft access via a pull down fixed ladder. Smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two and three. A further wood panelled door leading to the family bathroom. Access to airing cupboard housing a wall mounted combination boiler. Fitted carpet staircase rising from ground floor.

Bedroom One

8'06 x 13'08 (2.59m x 4.17m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with fitted bespoke shutters. Wood panelled door leading through to the first floor landing.

Bedroom Two

7'04 x 9'05 (2.24m x 2.87m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with fitted bespoke shutters. Wood panelled door leading to the first floor landing.

Bedroom Three

5'10 x 6'08 (1.78m x 2.03m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with bespoke fitted shutters. Wood panelled door leading to the first floor landing.

Family Bathroom

7'04 x 6'04 (2.24m x 1.93m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Ceramic tiled splashbacks. Bath with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading to the first floor landing.

REAR

Enclosed rear garden. Feather edged fencing surrounding. Laid Astro turfed lawn. Sandstone paved patio area. Raised sleeper beds, with planted established shrubbery. UPVC double glazed French doors leading to the conservatory.

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

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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.

