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34 Afal Sur, Barry CF63 1FX £360,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

Situated in the delightful Afal Sur area of Barry, this modern detached house offers a perfect blend of comfort and style. With three spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a generous living room. This area flows seamlessly into the dining room, which boasts French doors that open out to the rear garden, creating a lovely connection between indoor and outdoor living. The dining room is conveniently adjacent to a contemporary fitted kitchen, complete with integrated appliances, making it a joy for any home cook. Additionally, there is a utility area and a cloakroom for added convenience.

The first floor features a master bedroom with an en-suite shower room, providing a private retreat. Two further double bedrooms ensure ample space for family or guests, while a family bathroom serves the household with ease.

The rear garden is a true highlight, offering an enclosed space with partial distant views of the channel. It features a beautifully laid porcelain tiled patio area, perfect for al fresco dining, alongside a well-maintained lawn and established shrubbery. Side access leads to the front of the property, where a driveway provides parking for multiple vehicles, complemented by decorative slate chippings and porcelain tiled steps.



FRONT

Driveway with parking for multiple vehicles. Access to garage. Porcelain tiled steps and pathway. Laid decorative slate chippings. Planted established shrubbery. Side access to rear.

Entrance Hallway

4'00 x 4'03 (1.22m x 1.30m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert. Wood panelled door leading through to the living room. Fitted carpet staircase rising to the first floor landing.

Living Room

10'04 x 13'04 (3.15m x 4.06m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted double column radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the entrance hallway. Through opening to the dining room. Access to under stairs storage.

Dining Room

7'07 x 9'04 (2.31m x 2.84m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted double column radiator. UPVC double glazed French doors leading out to the rear garden. Through opening to the living room. Wood panelled door leading through to the kitchen.

Kitchen

9'00 x 9'05 (2.74m x 2.87m)

Textured ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated oven. Integrated cooker hood. Composite sink 1 1/2 bowl. Space for tumble dryer. Through opening to a utility room. Wood panelled door leading to the dining room.

Utility Room

4'10 x 4'11 (1.47m x 1.50m)

Textured ceiling, smoothly plastered walls. LVT flooring. Wall mounted combination boiler. Space for fridge / freezer, space for washing machine. UPVC double glazed door leading out to the rear garden. Wood panelled door leading to a W.C. Cloakroom. Through opening to the kitchen.

W.C Cloakroom

3'10 x 4'10 (1.17m x 1.47m)

Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the utility room.

FIRST FLOOR

First Floor Landing

5'09 x 6'03 (1.75m x 1.91m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. 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. Access to storage cupboard.

Bedroom One

8'09 x 12'08 (2.67m x 3.86m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to an en-suite shower room. Wood panelled door leading through to the first floor landing.

En-Suite Shower

7'11 x 9'00 (2.41m x 2.74m)

Textured ceiling, smoothly plastered walls with vent extractor. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Shower with thermostatically control shower overhead. Vanity wash hand basin, coupled toilet.

Bedroom Two

11'00 x 13'05 (3.35m x 4.09m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Access to over stairs storage. Wood panelled door leading to the first floor landing.

Bedroom Three

7'06 x 9'08 (2.29m x 2.95m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Family Bathroom

5'06 x 6'06 (1.68m x 1.98m)

Textured ceiling, smoothly plastered walls - part porcelain tiled. Wood laminate flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin, bath, close coupled toilet. Wood panel door leading to the first floor landing.

REAR

Enclosed rear garden with partial channel views, porcelain tiled patio area. Laid to lawn. Planted established shrubbery surrounding. Feather edged fencing. Side access to front UPVC double glazed French doors leading to the dining room.

GARAGE

8'02 x 17'00 (2.49m x 5.18m)

Up and over garage door. Power and lighting. Mezzanine storage.

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.



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