



57 Enfield Drive, Barry CF62 8JE

Offers In Excess Of £185,000 Freehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Situated in the charming area of Enfield Drive, Barry, this delightful one-bedroom end of terrace house offers a wonderful opportunity for first-time buyers or those in search of a cosy retreat. The property is conveniently located near local amenities and transport links, making it an ideal choice for those who value both accessibility and a sense of community.

Upon entering, you will find an inviting open-plan living space that seamlessly connects to the rear garden, creating a perfect setting for relaxation and entertaining. The modern fitted kitchen is well-equipped, catering to all your culinary needs. Ascending to the first floor, you will discover a spacious double bedroom featuring built-in storage, along with a bespoke family bathroom suite that adds a touch of elegance.

The exterior of the property boasts an allocated off-road parking bay, providing convenience for your vehicle. A gate leads you to the rear garden, which is both enclosed and private, offering a tranquil outdoor space adorned with mature shrubbery. The garden features a paved patio and a decked area, perfect for enjoying sunny days. Additionally, a well-designed summer house presents an excellent opportunity for a home office or hobby area, complete with insulation and electric lighting throughout. There is also a further workshop available for additional storage.

This property is a true gem, and viewing is highly recommended to fully appreciate all it has to offer.



FRONT

Allocated parking space. Mature shrubbery with pathway, stone chippings and paving slabs leading to a composite double glazed front door opening to:-

Entrance

Plastered ceiling with coving, plastered walls, solid oak herringbone flooring. UPVC double glazed window to the side elevation. Fitted carpet stairs rising to the first floor. Opening to:-

Living Room

16'0 x 11'1 (4.88m x 3.38m)

Plastered ceiling with coving, plastered walls, solid oak herringbone flooring. UPVC double glazed French doors opening to the rear garden. Wall mounted radiators. Opening to:-

Kitchen

11'11 x 5'6 (3.63m x 1.68m)

Plastered ceiling with inset spotlighting. Plastered walls with ceramic splash back tiles. Continuation of solid oak herringbone flooring. UPVC double glazed window. Kitchen comprises of, wall units, base units, laminate work surfaces over. Stainless steel sink with drainer and mixer tap. Space for fridge freezer, washing machine and tumble drier. Integrated electric oven, hob and extractor fan wall mounted above.

FIRST FLOOR

First Floor Landing

3'00 x 3'02 (0.91m x 0.97m)

Plastered ceiling, plastered wall, loft access. Wooden glass panelled doors opening to bedroom and bathroom.

Bedroom One

15'5 x 8'8 (4.70m x 2.64m)

Plastered ceiling, plastered walls with a feature wood panelled wall. Fitted carpet flooring. Wardrobe fitted with sliding mirrored doors. Storage cupboard housing a newly fitted combination boiler. UPVC double glazed windows. Radiator.

Bathroom

6'3 x 5'7 (1.91m x 1.70m)

Plastered ceiling with spot lights and extractor fan. Ceramic tiled walls. Vinyl flooring. Bathroom comprises of, bath with mixer tap and mains operated shower over. Vanity wash hand basin with mixer tap, w.c and storage under. Towel rail heater.

REAR

A fully enclosed and private rear garden with paved patio and timber decking. Flower beds with timber borders and mature shrubbery.

SUMMER HOUSE

8'11 x 11'11 (2.72m x 3.63m)

Work shop storage area and summer house(potential home office or hobby area) with UPVC bi-folding doors, electric and lighting. Fully insulated. Outside lighting.

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

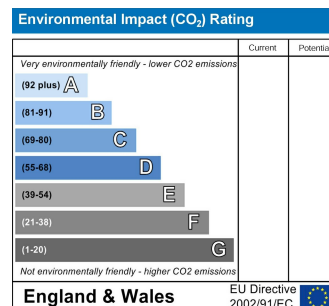
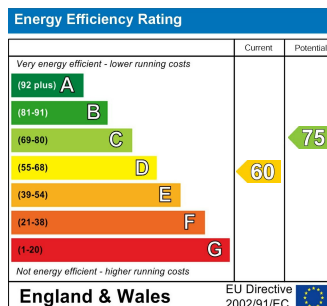
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PROCEEDS OF CRIME ACT 2002

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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