



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk)  
[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



## 8 Hardy Close, Barry CF62 9HJ £325,000 Share of Freehold

4 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the desirable location of Hardy Close, Barry, this charming detached family home offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience.

As you enter, you are greeted by a spacious living room that boasts panoramic views across Barry and the stunning Bristol Channel, providing a picturesque backdrop for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen, which features elegant quartz worktops and ample space for dining, making it a delightful area for family meals and gatherings. Additionally, a utility room adds practicality to daily life, ensuring that chores are easily managed.

The exterior of the property is equally appealing, with a block-paved driveway that offers off-road parking, enhancing the convenience of this lovely home.

This detached house is not just a place to live; it is a sanctuary that combines modern amenities with a welcoming atmosphere. With its prime location and thoughtful design, this property is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful home your own.



## FRONT

Space for multiple vehicles. Block-paved driveway with mature shrubbery. Access to the entrance hallway via UPVC front door.

## Hallway

17'9 x 7'3 (5.41m x 2.21m)

The entrance hallway has a textured and coved ceiling, plastered walls, and porcelain tiled flooring. A carpeted staircase rises to the first floor. The uPVC front door is accompanied by a uPVC double-glazed window to the side. Doors lead to the W.C. cloakroom, living room, kitchen/diner, and utility room.

## W.C./Cloakroom

5'8 x 2'6 (1.73m x 0.76m)

This room has a textured and coved ceiling, papered walls, and tiled flooring. It features a uPVC obscure glass window to the front, a vanity wash hand basin with storage, a close-coupled toilet, and a wall-mounted vertical towel rail radiator.

## Kitchen/Dining

17'2 x 8'2 (5.23m x 2.49m)

This area has a plastered ceiling and walls, with a continuation of the porcelain tile flooring. A uPVC double-glazed window overlooks the front, and there is a wall-mounted radiator and space for a dining table. The kitchen is fitted with handleless base and eye-level units, quartz worktops, a Neff electric oven, a Neff electric induction hob with an extractor fan above, and space for a fridge and freezer.

## Living Room

23'11 x 10'0 (7.29m x 3.05m)

Textured ceiling with coving; plastered walls. High-quality wood-effect vinyl flooring. UPVC double-glazed picture window and French doors opening to the rear garden. Wall-mounted radiator. Space for large furniture. Electric fireplace with marble surrounds and marble hearth.

## Utility Room

12'5 x 8'0 (3.78m x 2.44m)

The utility room has a textured and coved ceiling, plastered walls, and porcelain tile flooring. It includes a uPVC window to the front and a uPVC obscure glass door to the side. The room houses the wall-mounted boiler, wall-mounted and base units with laminate work surfaces, a stainless steel sink, and has plumbing for a washing machine and dishwasher, with additional space for a fridge or freezer.

## FIRST FLOOR

### Landing

The first-floor landing features a textured and coved ceiling, loft access, papered walls, and fitted carpet. Wooden doors lead to the bedrooms and the family bathroom.

### Master Bedroom

16'4 x 9'1 (4.98m x 2.77m)

The master bedroom features a textured and coved ceiling, papered walls, and fitted carpet. A uPVC double-glazed window offers panoramic views across Barry and the Bristol Channel. A wall-mounted radiator is present, and the wardrobes will remain.

### Bedroom Two

10'3 x 8'4 (3.12m x 2.54m)

This room has a textured and coved ceiling, papered walls, and fitted carpet. It includes a uPVC double-glazed window overlooking the front, fitted wardrobes, and a wall-mounted radiator.

### Bedroom Three

10'9 x 6'2 (3.28m x 1.88m)

This bedroom comprises a textured and coved ceiling, papered walls, and fitted carpet. There is a uPVC double-glazed window to the front, along with fitted wardrobes and a wall-mounted radiator.

### Bedroom Four

12'3 x 6'5 (3.73m x 1.96m)

Featuring a textured and coved ceiling, this room has painted walls and fitted carpet. The uPVC double-glazed window overlooks the rear with views across Barry and the Bristol Channel. It also includes a wall-mounted radiator.

### Family Bathroom

7'9 x 7'0 (2.36m x 2.13m)

The bathroom has a plastered ceiling with inset spotlights and an extractor fan. The walls are

finished with porcelain high-gloss tiles, complemented by tiled flooring. It includes a uPVC obscure glass window to the side, a close-coupled toilet with an enclosed cistern, a vanity wash basin with storage, and a walk-in corner shower cubicle with an electric shower. A vertical towel rail heater is also fitted.

## REAR GARDEN

Fully enclosed with brick-built walls and feather-edged timber fencing. Indian sandstone patio with pathway leading to a composite decked area (space for seating and a garden shed). Lawned area with mature, established shrubbery. Outside lighting. Outside tap. Side aspect with concrete pathway. Wall-mounted electric sockets. Gate leading to the front aspect.

## 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

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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