



210 Barry Road, Barry CF62 8HE Chain Free £270,000 Freehold

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

**** No Forwarding Chain **** Nestled on the charming Barry Road in Barry, this delightful terraced house offers a perfect blend of traditional character and modern convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

As you enter via the entrance hallway, you are welcomed into a spacious living room that exudes warmth and comfort with an original feature fireplace, perfect for relaxing or entertaining guests.

Adjacent to this, a second reception room provides additional versatility, whether it be for a playroom, study, or formal dining area this also has an original feature fireplace with original cabinetry. The heart of the home is undoubtedly the expansive kitchen/diner, which is designed for both functionality and social gatherings. This area is complemented by a utility space and a convenient downstairs W.C. cloakroom, ensuring practicality for everyday living.

On the first floor, you will find three well-proportioned double bedrooms, each offering ample natural light and the potential for personalisation. The family bathroom is also located on this level, providing a comfortable space for relaxation.

Outside, the property boasts a rear enclosed garden, perfect for enjoying the outdoors in privacy. Additionally, there is a driveway that accommodates parking for two vehicles, accessible via a lane off Orchard Drive, a rare find in this area.

This traditional property, with its original features and spacious layout, presents an excellent opportunity for those looking to settle in a vibrant community. With its close proximity to local amenities and transport links, this home is not to be missed.



FRONT

A Gated forecourt, laid decorative chippings. Paved pathway to composite front door.

Entrance Hallway

3'07 x 18'00 (1.09m x 5.49m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Composite front door with obscured glass insert and skylight. Original wood panelled doors leading to living room, second reception room and kitchen / diner. Fitted carpet staircase rising to the first floor.

Living Room

12'1 x 13'0 (3.68m x 3.96m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window. Original feature fireplace with marble hearth and surround. Wood panelled door leading through to the entrance hallway.

Second Reception Room

9'8 x 10'10 (2.95m x 3.30m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Original fireplace with feature surround. Original built-in cabinetry. Wood panelled door leading through to the entrance hallway.

Kitchen / Diner

11'6 x 18'7 (3.51m x 5.66m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side and rear elevations. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Integrated induction hob. Integrated double oven. Stainless steel sink. Space for fridge / freezer. Space for washing machine. Wall mounted combination boiler. Ample room for dining furniture. Access to understairs storage. UPVC double glazed door leading through to the rear lobby.

REAR LOBBY

4'02 x 8'01 (1.27m x 2.46m)

Polycarbonate roof, plastered walls. Double glazed windows with wood frame surrounding. Wood framed door with glass insert leading to the rear garden. Wood panel doors leading to utility area, and downstairs W.C. Cloakroom. UPVC double glazed door leading through to the kitchen / diner.

W.C Cloakroom

3'01 x 3'09 (0.94m x 1.14m)

Polycarbonate roof, plastered walls. Vinyl flooring. Wall mounted wash hand basin, close coupled toilet.

Utility Area

2'10 x 3'06 (0.86m x 1.07m)

Polycarbonate roof, plastered walls. Vinyl flooring. Laminate worktop. Space for washing machine, space for tumble dryer.

FIRST FLOOR

First Floor Landing

5'08 x 15'10 (1.73m x 4.83m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring, fitted carpet staircase rising from the ground floor. Original wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panel door with obscured glass inserts leading to the family bathroom. Access to storage.

Bedroom One

12'1 x 17'0 (3.68m x 5.18m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Original cast-iron feature fireplace. UPVC double glazed bay window to the front. UPVC double glazed secondary window to front elevation. Built-in wardrobes. Wood panelled door leading through to the first floor Landing.

Bedroom Two

9'8 x 11'7 (2.95m x 3.53m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor Landing.

Bedroom Three

9'10 x 11'6 (3.00m x 3.51m)

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

Family Bathroom

6'2 x 8'5 (1.88m x 2.57m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass insert to the side elevation. Pedestal wash hand basin, bath with thermostatically controlled shower overhead. Close coupled toilet. Wood door with obscured glass insert leading through to the first floor Landing.

REAR

Enclosed rear garden, laid Astro Turfed lawn. Paved patio area. Side access for storage. Wooden fence with gate leading to a driveway with parking for two vehicles. Accessed via the lane that is accessed from Orchard Drive.

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

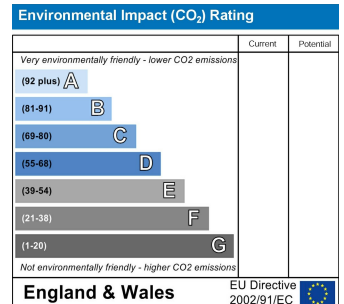
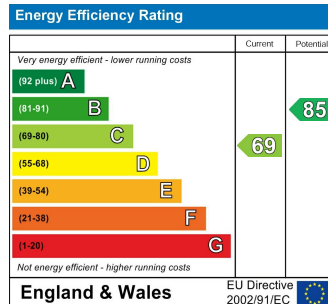
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PROCEEDS OF CRIME ACT 2002

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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