



36 Hollyrood Close, Barry CF62 8AX £250,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Placed in a cul-de-sac position of Hollyrood Close, Barry, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for those seeking a peaceful retirement retreat.

The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow ensures that every inch of space is utilised effectively, creating a homely environment that is both functional and inviting.

The property features a well-appointed wet room, catering to all your daily needs with ease. One of the standout features of this bungalow is the ample parking space available for up to three vehicles, a rare find in many residential areas, ensuring that you and your guests will never be short of parking.

Hollyrood Close is a tranquil location, offering a sense of community while being conveniently close to local amenities, schools, and transport links. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible neighbourhood.

In summary, this semi-detached bungalow in Barry is a wonderful choice for anyone seeking a comfortable and practical living space. With its inviting reception room, two bedrooms, and generous parking, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home.



FRONT

The property features a shared driveway with block paving, providing parking for multiple vehicles and access to the garage via an up-and-over door. The front garden is adorned with stone chippings and mature shrubbery, enclosed by feather edge fencing. A pathway leads to the UPVC double glazed front door, and there is an outside tap available. A gate provides access to the rear garden.

Entrance Porch

The entrance porch has a tongue-and-groove PVC ceiling, UPVC double glazed windows, and non-slip vinyl flooring. It opens into the entrance hallway.

Hallway

This area has a textured ceiling with coving, papered walls, and tiled flooring. It includes a storage cupboard and provides access to both the kitchen and the living room.

Kitchen

11'8 x 5'8 (3.56m x 1.73m)

The kitchen features a textured ceiling with coving, tiled walls and flooring, and a UPVC double glazed window to the side. It is fitted with a selection of base and wall-mounted units, a stainless steel sink with a mixer tap, and space for all appliances. There is also plumbing for a washing machine and a wall-mounted Worcester boiler for the central heating.

Living Room

15'4 x 11'4 (4.67m x 3.45m)

Textured ceiling with coving, papered walls, and laminate flooring. It includes a UPVC double glazed window to the front aspect, a wall-mounted radiator, and the thermostat control for the heating system. A door opens to the rear lobby.

REAR LOBBY

The rear lobby features a textured ceiling with coving and loft access, papered walls, and laminate flooring. From here, there are doors leading to the wet room, two bedrooms, and a storage cupboard which houses the hot water tank and shelving.

Bedroom One

13'9 x 8'3 (4.19m x 2.51m)

Textured ceiling with coving, papered walls, and laminate flooring. It is equipped with a radiator and a UPVC double glazed window that overlooks the rear garden.

Bedroom Two

9'7 x 7'5 (2.92m x 2.26m)

Textured ceiling with coving, papered walls, laminate flooring, and a radiator. A sliding UPVC double glazed door provides access to the conservatory.

Conservatory

10'8 x 8'0 (3.25m x 2.44m)

Polycarbonate roof and is surrounded by UPVC double glazed windows. It features vinyl flooring, a wall-mounted radiator, and French doors that open out to the rear garden.

Shower Room

5'7 x 6'0 (1.70m x 1.83m)

Textured ceiling, tiled walls with an extractor fan, and non-slip vinyl flooring. It is fitted with a close-coupled toilet, a wall-mounted wash hand basin with twin taps, an electric shower, a radiator, and a UPVC double glazed obscure glass window to the side.

REAR GARDEN

The property benefits from a level rear garden which includes a block-paved patio area and a pathway leading to a lawned section. The garden is enclosed by timber fencing and features mature shrubbery and a washing line.

GARAGE

The garage is accessed via an up-and-over door and is equipped with power and lighting throughout.

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



www.ninaestateagents.co.uk



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350