1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



20 Rheidol Drive, Barry CF62 7HB
£295,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Situated in the sought-after Cwm Talwg estate of Barry, this charming semi-detached house on Rheidol Drive offers a delightful family home. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious hallway. The ground floor features two generous reception rooms, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, complemented by a convenient utility room and a cloakroom w.c., ensuring practicality for everyday living.

As you ascend to the first floor, you will find three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is thoughtfully designed to cater to your needs.

Outside, the property boasts a driveway with parking for two vehicles, enhancing convenience for busy households. The front garden is beautifully laid to lawn, adorned with flowerbeds, and features gated access to the side. Access to a integral garage. The rear garden is a true highlight, offering a private and enclosed space ideal for outdoor gatherings or quiet moments. It includes a paved patio area, perfect for alfresco dining, alongside a well-maintained lawn.

This property presents an excellent opportunity for those seeking a comfortable and well-located family home in Barry. With its appealing features and proximity to local amenities, it is sure to attract interest from discerning buyers.







FRONT
Enclosed front garden. Driveway providing parking for multiple vehicles. Laid to lawn. Planted established shrubbery. Access to garage. Side access to rear.

Entrance Porch
3'04 x 6'10 (1.02m x 2.08m)
Smoothly plastered ceiling, UPVC double-glazed windows with obscure glass to the front and side elevations, and a UPVC double-glazed door with obscure glass insert and skylight. There is also a wood-framed obscure glazed window and door leading through to the entrance hallway.

Entrance Hallway
5'11 x 13'08 (1.80m x 4.17m)
Textured ceiling, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. A fitted carpet staircase rises to the first floor. Wood-panelled doors lead through to the living room and kitchen. There is access to downstairs storage.

Living Room
10'09 x 13'08 (3.28m x 4.17m)
Textured ceiling with coving, papered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the front elevation. Double internal doors lead through to the dining room, with a wood-panelled door leading through to the entrance hallway.

Dining Room
8'04 x 10'06 (2.54m x 3.20m)
Textured ceiling, papered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the rear elevation. Double wooden doors lead through to the living room.

Kitchen
8'03 x 10'04 (2.51m x 3.15m)
Textured ceiling with coving, papered walls and vinyl flooring. UPVC double-glazed window to the rear elevation. The fitted kitchen comprises wall and base units, wood laminate worktop, stainless steel sink and porcelain tiled splashbacks. There is space for a cooker, and fridge freezer. A wood-panelled door leads through to the entrance hallway, and a wood-framed glazed door leads through to the utility area and WC.

Utility Room
3'06 x 4'09 (1.07m x 1.45m)
Smoothly plastered ceiling, smoothly plastered walls and vinyl flooring. Sliding wood-panelled door leading through to the WC. UPVC double-glazed door leading to the rear garden. Wood-panelled door leading through to the integral garage. Wall-mounted combination boiler. Wood-framed glazed door leading through to the kitchen.

W.C Cloakroom
3'08 x 5'08 (1.12m x 1.73m)
Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the rear. Close coupled toilet. Wall mounted wash hand basin. Sliding wooden door leading to the utility area.

FIRST FLOOR

First Floor Landing
5'11 x 8'07 (1.80m x 2.62m)
Textured ceiling with loft access, smoothly plastered walls and fitted carpet flooring. UPVC double-glazed window with obscure glass to the side elevation. Wood-panelled doors lead to bedrooms one, two and three, with a further wood-panelled door leading to the family bathroom. There is access to an airing cupboard and a fitted carpet staircase rising from the ground floor.

Bedroom One
11'00 x 14'06 (3.35m x 4.42m)
Textured ceiling, papered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the front elevation. Built-in wardrobes. Wood-panelled door leading into the first floor landing.

Bedroom Two
9'08 x 10'11 (2.95m x 3.33m)
Textured ceiling, papered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the rear elevation. Wood-panelled door leading through to the first floor landing.

Bedroom Three
7'7 x 9'6 (2.31m x 2.90m)
Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in storage. Wood panelled door leading to the first floor landing.

Family Bathroom
5'05 x 7'02 (1.65m x 2.18m)
Textured ceiling, ceramic tiled walls, vinyl flooring and wall-mounted radiator. UPVC double-glazed window to the rear elevation with obscured glass. Suite comprising bath with electric shower overhead, pedestal washbasin and close-coupled toilet. Wood-panelled door leading through to the first floor landing.

REAR
Enclosed rear garden, paved patio area. Laid to lawn. Planted established shrubbery. Laid decorative chippings. Side access to front. UPVC double glazed door leading into a utility area.

GARAGE
8'11 x 17'08 (2.72m x 5.38m)
Up and over garage door. Power and lighting. UPVC double glazed window to the rear. Wood panelled door leading to a utility area.

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.



