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8 Rhodfa'r Gwagenni, Barry CF63 4AT £270,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Positioned in the desirable area of Rhodfa'r Gwagenni, Barry, this charming end-terrace townhouse offers a wonderful opportunity for families seeking a modern and spacious home. With its three-storey layout, the property boasts an impressive four bedrooms and two bathrooms, providing ample space for both relaxation and daily living.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom and a versatile utility or study. The modern fitted kitchen/breakfast room is perfect for family meals and entertaining with Patio doors leading out to the rear garden, while the first floor features a comfortable living room and a master bedroom complete with a recently renovated en-suite shower room, ensuring privacy and comfort.

The second floor houses three further bedrooms, along with a family bathroom that caters to the needs of the household. Outside, the property is complemented by a well-maintained enclosed garden, with porcelain tiled patio area laid to lawn, perfect for hosting summer gatherings. Side access, and rear access to a garage with power and lighting.

With parking available for up to two vehicles, this home is not only practical but also conveniently located within walking distance of local shops, transport links, and a doctors' surgery.

This end-terrace townhouse in Barry is a perfect blend of modern living and family-friendly features, making it an ideal choice for those looking to settle in a vibrant community.



FRONT

Flower beds. Shrubs. Stone chippings. Garage to rear. Gated side access. Enter property via double glazed opaque glass composite front door.

Entrance Hallway

4'06 x 14'06 x 16'08 (1.37m x 4.42m x 5.08m)

Smoothly plastered ceiling, smoothly plastered walls part papered. Wood laminate flooring. Wall mounted radiator. Wood panelled doors leading to utility / study, kitchen / breakfast and WC. Fitted carpet staircase rising to the first floor.

Utility / Study

9'08 x 9'09 (2.95m x 2.97m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Base units with solid oak worktop. Space for washing machine space for tumble dryer. Access to under stairs storage. Wood panelled door leading through to the entrance hallway.

Kitchen / Breakfast

9'11 x 14'06 (3.02m x 4.42m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed window to the rear. UPVC double glazed sliding patio doors leading out to the rear garden. Wall mounted radiator. Modern fitted kitchen, comprising of wall and base units. Composite worktops. Five ring Smeg gas hob. Integrated oven. Cooker hood. Porcelain sink. Space for fridge freezer, space for dishwasher. Integrated wine cooler. Wall mounted combination boiler.

W.C Cloakroom

3'00 x 6'05 (0.91m x 1.96m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Vanity wash hand basin with ceramic tiled splashback. Close coupled toilet.

FIRST FLOOR

First Floor Landing

6'07 x 8'02 (2.01m x 2.49m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the second floor. Fitted carpet staircase to ground floor. Wood panelled doors leading to master bedroom, living room and storage cupboard.

Bedroom One

11'07 x 14'06 (3.53m x 4.42m)

Smoothly plastered ceiling with coving, smoothly plastered walls with decorative panelling. Fitted carpet flooring. Wall mounted double column radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading to an ensuite. A further wood panelled door leading to the first floor landing.

En-Suite

5'08 x 6'00 (1.73m x 1.83m)

Smoothly plastered ceiling, porcelain tiled walls with vent extractor. Porcelain tiled flooring. Wall mounted towel rail. Vanity wash hand basin. Double shower with thermostatically controlled shower overhead. Close coupled toilet.

Living Room

10'00 x 14'07 (3.05m x 4.45m)

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

SECOND FLOOR

Second Floor Landing

8'08 x 9'10 (2.64m x 3.00m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedroom two, three and four. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising from first floor.

Bedroom Two

10'0 x 14'06 (3.05m x 4.42m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading to the second floor landing.

Bedroom Three

7'00 x 9'11 (2.13m x 3.02m)

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

Bedroom Four

7'03 x 10'00 (2.21m x 3.05m)

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

Family Bathroom

5'07 x 7'00 (1.70m x 2.13m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls - part porcelain tiled. Vinyl flooring. Wall mounted radiator. Vanity wash hand basin. Bath with shower overhead. Close coupled toilet. Wood panelled door leading to the second floor landing.

REAR

Enclosed rear garden with side access. Porcelain tiled patio area. Laid lawn. Raised sleeper beds with planted established shrubbery. Garage access.

GARAGE

Rear garage with two allocated parking bays. Power and lighting. Rear access to garden.

COUNCIL TAX

Council tax band E

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.

