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37 Elizabeth Avenue, Barry CF62 9XB £260,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING

Situated on Elizabeth Avenue, This delightful semi-detached house presented to a high standard throughout and offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space. The property has had replacement kitchen, windows and doors by the current owners over recent years. The property also benefits from a recently upgraded combination boiler.

The living room provides ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

A modern fitted kitchen with integrated appliances and ample room for dining furniture and an additional sitting area. A utility room providing additional area for kitchen appliances and also benefits from a separate shower room and W.C Cloakroom.

To the first floor two double bedrooms a reconfigured landing providing room for a sitting area or work space and a modern family bathroom, ensuring that daily routines are both practical and pleasant. Stairs rising to the second floor where there are two further single bedrooms.

The enclosed rear garden is a perfect space for outdoor activities, gardening, or simply enjoying the fresh air in a private setting featuring a decked patio area, with French doors leading to the kitchen / dining room. A further area to the rear of the garden ideal for garden furniture and storage.

One of the standout features of this home is the off-road parking, accommodating two vehicles, which is a valuable asset.

Situated just a few minutes' drive from the link road to Cardiff, residents will enjoy easy access to the vibrant city life while still being able to retreat to the tranquillity of Barry.



FRONT

Enclosed front garden, laid to lawn. Planted established shrubbery. Paved pathway leading to a composite front door. Driveway with parking for two vehicles. Side access to rear.

Entrance Hallway

5'10 x 15'11 (1.78m x 4.85m)

Textured ceiling, smoothly plastered walls with dado rail - part papered. LVT flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Composite front door with obscure glass insert. Fitted carpet staircase rising to the first floor. Wood panel doors leading to the living room and kitchen / dining room. Through opening to utility area.

Living Room

13'03 x 13'08 (4.04m x 4.17m)

Textured ceiling, smoothly plastered walls - part papered. LVT flooring. Decorative fireplace. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Wood panel door leading through to entrance hallway.

Kitchen / Dining

11'10 x 19'08 (3.61m x 5.99m)

Textured ceiling, smoothly plastered walls - part papered. LVT flooring. Wall mounted vertical double column radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to the rear garden. Modern fitted kitchen comprising of wall and base units. Composite worktop and upstand. Inset stainless steel sink with mixer tap. Integrated oven and integrated microwave, induction hob. Integrated fridge / freezer, integrated dishwasher. Ample room for dining furniture. Wood panelled door leading to the entrance hallway.

Utility Room

9'04 x 10'10 (2.84m x 3.30m)

Smoothly plastered ceiling with loft access, plastered walls. Fitted carpet flooring. UPVC double glazed window with obscured glass to the front elevation. Space for washing machine, space for fridge / freezer. Wall mounted combination boiler.

Shower Room

5'10 x 5'11 (1.78m x 1.80m)

Textured ceiling, textured walls - part wood panelled. Vinyl flooring. UPVC double glazed window with obscured glass to the rear elevation. Double shower with thermostatically controlled shower overhead. Pedestal wash hand basin, close coupled toilet.

FIRST FLOOR

First Floor Landing

6'06 x 15'11 (1.98m x 4.85m)

Textured ceiling, smoothly plastered walls with dado rail - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with bespoke fitted shutters. UPVC double glazed window to side elevation with bespoke fitted shutters. Fitted carpet staircase rising from ground floor, fitted carpet staircase rising to the second floor. Wood panel doors leading to bedrooms one and two. A further wood panel door leading to family bathroom.

Bedroom One

10'11 x 12'09 (3.33m x 3.89m)

Textured ceiling, smoothly plastered walls - part decorative panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with bespoke fitted shutters. Wood panelled door leading to the first floor landing.

Bedroom Two

12'06 x 13'04 (3.81m x 4.06m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with bespoke shutters to the front elevation. Wood panelled door leading to the first floor landing.

Family Bathroom

6'06 x 7'06 (1.98m x 2.29m)

Textured ceiling, smoothly plastered walls. Ceramic tiled splashbacks. Vinyl flooring. Wall mounted towel rail. UPVC double glazed windows with obscured glass to the side elevation. Bath. Pedestal wash hand basin. Close couple toilet. Wood panelled door leading to the first floor landing.

SECOND FLOOR

Second Floor Landing

2'04 x 6'04 (0.71m x 1.93m)

Textured ceiling with Velux window, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Wood panelled doors leading to bedrooms three and four.

Bedroom Three

5'08 x 19'06 (1.73m x 5.94m)

Smoothly plastered ceiling with Velux windows, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood panel door leading to second floor landing.

Bedroom Four

7'01 x 15'09 (2.16m x 4.80m)

Smoothly plastered ceiling with Velux windows, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Built in storage. Wood panel door leading to second floor landing.

REAR

Enclosed rear garden. Raised decked patio area leading from the kitchen / dining with wall mounted retractable canopy. Laid to lawn. Planted established shrubbery. Feather edged fencing surrounding. Additional area to the rear of garden with composite decking, space for storage shed. Side area ideal for storage. Side access to the front drive. Power & lighting.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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