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16 The Grove, Barry CF62 6RD
Offers In Excess Of £430,000 Freehold

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

Situated in the highly desirable location of The Grove, Barry, this charming terraced house presents an exceptional opportunity for those seeking a blend of modern living and period elegance. Just a short stroll from the picturesque Romilly Park, this beautifully presented home boasts generous space throughout, making it perfect for families or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming hallway adorned with original period flooring and solid oak internal doors. The spacious living room is a true highlight, featuring an original fireplace and a large bay window fitted with elegant shutters, allowing natural light to flood the room. The heart of the home is undoubtedly the high-quality Sigma 3 fitted kitchen/diner, which showcases integrated appliances, stunning quartz worktops, and a stylish peninsular island. Underfloor heating adds a touch of luxury, ensuring comfort all year round. Adjacent to the kitchen, a second sitting room provides a versatile space for relaxation or family gatherings, while a convenient store room and cloakroom complete the ground floor.

Ascending to the first floor, you will find three generously sized double bedrooms, each offering ample storage and comfort. The four-piece family bathroom is well-appointed, providing a tranquil space for unwinding after a long day.

The property is complemented by an enclosed front garden, featuring low walls, established shrubbery, and an original tiled pathway that enhances its curb appeal. The rear garden is a delightful retreat, featuring a laid Astro-turfed lawn and rear access. A fully powered garden room, insulated for year-round use, offers excellent additional space, ideal for a home office, gym, or hobby area.

This splendid home harmoniously combines modern conveniences with period charm, making it a must-see for anyone looking to settle in this vibrant community.

FRONT
Enclosed front garden with low walls and planted established shrubbery. Laid slate chippings. Original tiled pathway leading to a composite front door.

Entrance Porch

Entrance Hallway
5'08 x 22'09 (1.73m x 6.93m)
Smoothly plastered ceiling with original coving, smoothly plastered walls. Original tiled flooring. Wall mounted radiator. Original wood framed glazed door with obscured glass to the entrance porch. Staircase with fitted runner rising to the first floor. Solid oak doors leading to living room, sitting and W.C Cloakroom. Through opening to the kitchen / dining room.

Living Room
12'6" x 14'5" (3.83 x 4.41)
Smoothly plastered ceiling with original coving, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted sash windows with bespoke fitted shutters. Original feature fireplace with slate hearth and surround. Solid oak door leading through to the entrance hallway.

Kitchen / Diner
11'00" x 25'10" (3.35m x 7.87m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Engineered polished concrete flooring with underfloor heating. UPVC double glazed windows to the side elevation. UPVC double glazed door and side windows leading out to the rear garden. Modern fitted Sigma 3 kitchen comprising of wall and base units. Quartz worktops and up stands. Integrated double oven with slide and hide doors. Integrated five ring induction hob. Integrated wine fridge. Integrated Washing machine, integrated dishwasher. Integrated Fridge and Freezer. Wall mounted housed combination boiler. Ample room for dining furniture. Through opening to the sitting room. Through opening to the entrance hallway.

Sitting Room
10'9" x 12'0" (3.28 x 3.68)
Smoothly plastered ceiling with original coving, smoothly plastered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. Original feature fireplace and surround. UPVC double glazed French doors leading to store area. Through opened kitchen / dining.

W.C Cloakroom
2'4" x 4'03 (0.71m x 1.30m)
Smoothly plastered ceiling with inset light, porcelain tiled walls. Ceramic tiled flooring. Vanity wash hand basin. Close coupled toilet, Solid oak door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing
5'07 x 25'02 (1.70m x 7.67m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Split-level landing. Solid oak wood doors leading to bedrooms one, two and three. A further solid oak wood panelled door leading to the family bathroom.

Bedroom One
14'07 x 16'09 (4.45m x 5.11m)
Smoothly plastered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed bay sash windows to the front elevation with bespoke fitted shutters. Original feature fireplace. Solid oak wood door leading through to the first floor landing.

Bedroom Two
10'09 x 12'03 (3.28m x 3.73m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Solid oak wood door leading through to the first floor landing.

Bedroom Three
11'06 x 13'02 (3.51m x 4.01m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Original feature fireplace. UPVC double glazed window to the rear elevation. Solid oak wood door leading through to the first floor landing.

Family Bathroom
8'06 x 11'10 (2.59m x 3.61m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Porcelain tiled flooring with underfloor heating. Ceramic tiled splashback's. Double column towel rail. UPVC double glazed windows with obscured glass to the side elevation. Double shower, Freestanding bath. Cistern toilet. Pedestal wash hand basin. Solid oak wood door leading to the first floor landing.

REAR
Enclosed rear garden. Stone paved patio area. Laid Astro Turfed lawn. Planted established shrubbery surrounding. Laid decorative slate chippings. Access to garden room. Rear access to lane. UPVC double glazed door leading to the kitchen / dining.

GARDEN ROOM
10'08 x 12'08 (3.25m x 3.86m)
Smoothly plastered ceiling with inset lights, Smoothly plastered walls. Vinyl flooring. Fully insulated. Wall mounted electric heater. UPVC double glazed windows to the side. Base units, wood laminate worktops. Stainless steel 1 1/2 bowl sink. UPVC double glazed barn doors leading to the rear garden.

COUNCIL TAX
Council tax band F

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
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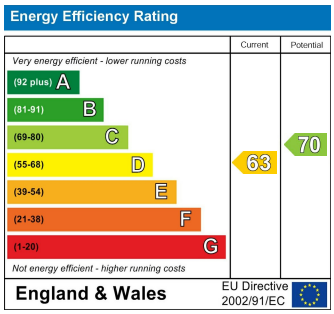
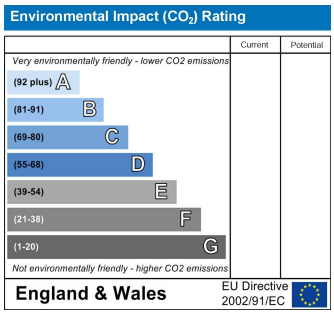
TENURE
We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.





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