



## 99 Dock View Road, Barry CF63 3QQ £262,500 Freehold

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

Situated on Dock View Road in the charming town of Barry, this recently refurbished terraced house offers a delightful blend of modern living and comfort. With three generously sized double bedrooms, including a master suite that boasts stunning panoramic views of the water and sea, this property is perfect for families or those seeking a serene retreat.

As you enter, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertainment. The heart of the home is undoubtedly the modern, fully fitted kitchen, which seamlessly flows into an open plan dining area. This layout is ideal for hosting gatherings or enjoying family meals, creating a warm and inclusive environment.

The property also features a contemporary family shower room, designed with both style and functionality in mind. Each room has been thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout.

Located in a desirable area, this home is not only a beautiful living space but also offers the convenience of nearby amenities and transport links. Whether you are looking to enjoy the vibrant local community or simply unwind with the picturesque views, this property is a must-see. Embrace the opportunity to make this stunning house your new home.



## FRONT

Fore courted to the front with steps rising to a storm porch with traditional tiles. Wooden door opens to the entrance hallway.

## Entrance Hallway

Smoothly plastered with traditional coving and corbels; plastered walls; fitted carpet; additional wooden door; wall-mounted radiator; wooden staircase with fitted carpet to first floor; understairs storage cupboard; original Victorian-style flooring beneath the carpet; open to second sitting room/dining area.

## Living Room

26'7 x 11'7 (8.10m x 3.53m)

Smoothly plastered ceiling and walls with traditional coving; fitted carpet; fireplace surround; built-in eaves storage; bay-fronted UPVC double-glazed window to front aspect; wooden door; wall-mounted radiator.

## Kitchen/Dining Room

15'2 x 9'11 (4.62m x 3.02m)

Smoothly plastered ceiling and walls; UPVC double-glazed window to side aspect; matte porcelain tile flooring; wall-mounted radiator; open to kitchen. The kitchen has a plastered vaulted ceiling with inset spotlights; plastered walls with porcelain splashback; herringbone flooring; eye-level wall units and base units; laminate work surfaces; integrated 50/50 fridge-freezer; integrated electric oven and hob with extractor; stainless steel sink with mixer tap and drainer; plumbing for integrated dishwasher and integrated washing machine; UPVC double-glazed window to rear garden; wooden glazed door to rear.

## FIRST FLOOR

### Landing

Smoothly plastered ceiling and walls; fitted carpet; tiered split level; loft access; wooden doors to bedrooms and family bathroom.

### Bedroom One

16'0 x 14'5 (4.88m x 4.39m)

Smoothly plastered ceiling with traditional coving; smoothly plastered walls; UPVC double-glazed bay window to front elevation with panoramic waterfront and Bristol Channel sea views; wall-mounted radiator.

### Bedroom Two

11'11 x 9'7 (3.63m x 2.92m)

Smoothly plastered ceiling and walls; fitted carpet; UPVC double-glazed window to rear elevation; wall-mounted radiator.

### Bedroom Three

10'0 x 9'2 (3.05m x 2.79m)

Smoothly plastered ceiling and walls; fitted carpet; UPVC double-glazed window to rear elevation; wall-mounted radiator

### Family Shower Room

6'11 x 5'10 (2.11m x 1.78m)

Smoothly plastered ceiling; porcelain high-gloss marble tiles to walls and floor; triple shower cubicle with large screen and dual-head mains shower; vanity wash-hand basin; close-coupled WC with storage; mixer tap; chrome towel-rail wall-mounted heater.

## REAR GARDEN

**\*\*NOT YET COMPLETE\*\*** Landscaped, tiered garden spaces with artificial grass; traditional stone walls; paved pathways; gate to lane access.

## 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

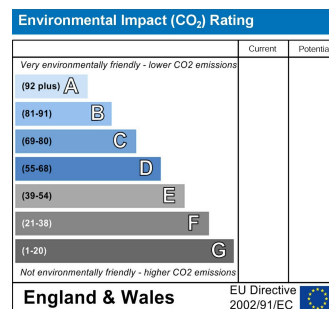
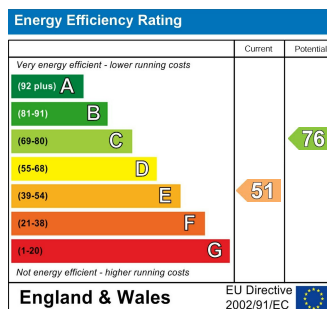
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## PROCEEDS OF CRIME ACT 2002

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.



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