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3 Canon Street, Barry CF62 7RH
£420,000 Freehold

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

Situated in the charming area of Canon Street, Barry, this substantial end-terrace family home offers an exceptional blend of space, style, and comfort. With four generously sized double bedrooms, this property is perfect for families seeking room to grow.

As you enter, you are greeted by a beautifully dressed living room, featuring an elegant bay window that floods the space with natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the kitchen, which boasts additional living space and is enhanced by bi-folding doors that seamlessly connect the indoors with the outdoors. This feature not only allows for easy access to the rear garden but also creates a perfect setting for entertaining guests or enjoying family meals.

The side extension adds further dining space, making it ideal for hosting gatherings or simply enjoying everyday family life. The larger-than-average rear garden is fully landscaped, providing a tranquil retreat for relaxation and play. Moreover, the garden offers stunning sea views, adding a touch of coastal charm to this delightful property.

This home is not just a place to live; it is a lifestyle choice, combining modern living with the beauty of nature. With its prime location and impressive features, this property is a must-see for anyone looking to settle in Barry. Don't miss the opportunity to make this beautiful house your new home.

FRONT
Four courtyard areas with paved patios and stone chippings. Brick-built walls, and access to storm porch.

STORM PORCH
Composite obscure-glass double-glazed front door, skylight, traditional coving, feature papered walls, ceramic tiles; wooden door to entrance hallway.

ENTRANCE HALLWAY
Papered ceiling with traditional coving and corbels, papered walls, original Victorian tiled floor; fitted carpet stairs with wooden balustrade to first floor; wall-mounted vertical modern radiator; glass-panel doors to living room, shower room, and kitchen.

LIVING ROOM
22'13 x 13'0 (6.71m x 3.96m)
Plastered ceiling with traditional coving and ceiling rose, plastered walls, wall-mounted modern vertical radiators, wood-effect flooring; feature fireplace with wooden surround and slate hearth; UPVC double-glazed bay window with shutter blinds overlooking front; fitted shelving with storage under in alcove.

SHOWER ROOM
10'5 x 3'8 (3.18m x 1.12m)
Plastered ceiling with coving, plastered walls with extractor fan, wood flooring; UPVC double-glazed obscure window to rear; vertical chrome towel rail heater; close-coupled WC; pedestal wash hand basin with twin taps and ceramic splashback; glass screen to shower with wall-mounted electric shower and ceramic splashback tiles.

KITCHEN/LIVING
23'2 x 11'1 (7.06m x 3.38m)
Smooth plastered ceiling with inset spotlights and coving; plastered walls; storage cupboard; wood-effect flooring; UPVC double-glazed window to side; UPVC double-glazed bi-fold doors to rear garden. Kitchen: Eye-level and base units, laminate worktops, composite 1.5 sink with mixer tap; space for tall fridge-freezer, under-counter fridge, and dishwasher; integrated electric oven and grill; integrated four-ring gas hob with extractor; wall-mounted radiator; ceramic splashback tiles; space for dining or further living area. Steps down into kitchen from hall.

DINING ROOM
15'9 x 11'6 (4.80m x 3.51m)
Smooth sloping ceiling with inset spotlights; plastered walls; warm vertical modern radiator; continuation of wood-effect flooring; UPVC double-glazed frosted windows to side; UPVC double-glazed panelled wall windows and door to rear and side elevations.

FIRST FLOOR

LANDING
Papered ceiling and walls, fitted carpet flooring, wooden balustrade; wooden doors to bedrooms and family bathroom; fitted carpet stairs rising to second floor; understairs storage.

BEDROOM ONE
16'0 x 14'8 (4.88m x 4.47m)
Smooth plastered ceiling and walls with picture rails; fitted carpet; vertical wall-mounted modern radiator; door to walk-in wardrobe; UPVC double-glazed bay window with shutter blinds overlooking front elevation.

BEDROOM TWO
12'2 x 10'0 (3.71m x 3.05m)
Papered ceiling, plastered walls; fitted carpet; wall-mounted modern radiator; UPVC double-glazed window to rear with sea views across the Bristol Channel and beyond; fitted shelving units to alcove.

BEDROOM THREE
11'7 x 10'8 (3.53m x 3.25m)
Smooth plastered ceiling and walls; fitted carpet; wall-mounted vertical modern radiator; UPVC double-glazed window overlooking rear garden with direct sea views across the Bristol Channel and beyond.

FAMILY BATHROOM
10'7 x 6'9 (3.23m x 2.06m)
Smooth plastered ceiling with inset spotlights, extractor fan, loft access; ceramic high-gloss tiled walls; porcelain matte tile floor; UPVC double-glazed obscure window to side. Enclosed cistern WC; wall-mounted vanity with ceramic sink, storage with soft-close drawers; mixer tap; wall-mounted Bluetooth backlit mirror; heated P-shaped bath with mixer tap; enclosed shower with waterfall and handheld attachment, thermostatic control; vertical modern towel rail heater.

SECOND FLOOR

LANDING
Fitted carpet stairs, wooden balustrade; landing storage; textured ceiling; plastered walls; wooden door to bedroom four.

BEDROOM FOUR
19'7 x 11'2 (5.97m x 3.40m)
Textured ceiling; plastered walls with feature wall and panelling; wall-mounted radiator; fitted storage cupboards; UPVC double-glazed window overlooking front; Velux to rear with direct sea views across the Bristol Channel and beyond.

REAR GARDEN
Larger than average; raised patio with steps to further patio, then to lawn; landscaped raised flower beds and borders; mature shrubbery; feather-edge fencing and brick walls; lane access to garage; space for shed; outside lighting and tap; sea views across the Bristol Channel and beyond. Additional paved patio off side extension with bin storage and gated lane access at side elevation.

COUNCIL TAX
Council tax band D.

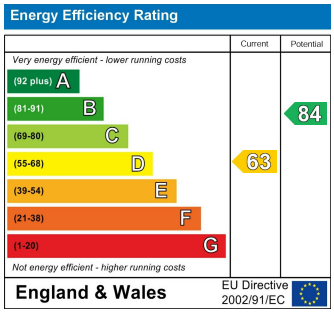
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

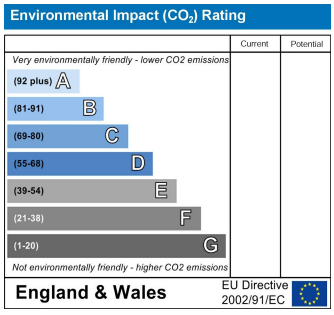
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.





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