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## 22 Barriars Way, Barry CF62 8JG £280,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the charming area of Barriars Way, Barry, this delightful link-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features a practical bathroom, designed to cater to the needs of modern living. The layout is both functional and inviting, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This convenience adds to the overall appeal, making daily life that much easier.

With its prime location in Barry, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, offering good transport links for those commuting to nearby towns or cities.

In summary, this end link terrace house on Barriars Way is a wonderful opportunity for anyone seeking a comfortable and convenient home in a vibrant community. Don't miss the chance to make this property your own.



## FRONT

The property features a concrete driveway and is surrounded by a brick-built wall. There is a laid lawn with mature shrubbery. The garage is accessible via an up-and-over door. The front also includes wall-mounted lighting, meter cupboards, and a uPVC double-glazed front door. A pathway with a wrought iron gate provides access to the rear garden.

## HALLWAY

Inside, the entrance hallway has a textured ceiling with inset spotlights, coving, papered walls with dado rails, and fitted carpet flooring. It contains a wall-mounted radiator and a staircase leading to the first floor. A wooden, glass-panelled door opens into the living room.

## LIVING ROOM

27'1" x 13'8" (8.26 x 4.18)

This is an L-shaped living and dining area with a textured ceiling, coving, papered walls with dado rails, and fitted carpet flooring. There is a uPVC double-glazed window to the front aspect, wall-mounted lighting, and a fireplace with a timber surround, tiled hearth, and inserts. A glass panel door leads to the kitchen, and a sliding uPVC patio door opens into the conservatory.

## SUN ROOM

8'8" x 8'5" (2.65 x 2.59)

The conservatory has a polycarbonate PVC roof, uPVC double-glazed windows on all sides, and French doors that open into the rear garden. It is also fitted with a wall-mounted radiator.

## KITCHEN

9'8" x 7'10" (2.96 x 2.41)

The kitchen features a textured ceiling with inset spotlights, coving, tiled walls, and vinyl flooring. A uPVC double-glazed window overlooks the rear garden. The kitchen is equipped with eye-level and base units, laminate work surfaces, a stainless steel sink with a mixer tap, a wall-mounted boiler, an electric oven and grill, and an integrated four-ring gas hob with an extractor fan above. There is also an under-stairs pantry for storage. A door opens into the utility room.

## UTILITY ROOM

9'9" x 8'3" (2.99 x 2.53)

The utility room has a textured ceiling with loft access, coving, a mix of papered and tiled walls, and vinyl flooring. A uPVC double-glazed door opens to the rear garden. It includes eye-level and base units, laminate work surfaces, a stainless steel sink with a mixer tap, and plumbing for a washing machine and space for a fridge-freezer. A wooden door leads to the WC cloakroom.

## W.C/CLOAKROOM

6'5" x 2'1" (1.98 x 0.64)

This room contains a close-coupled toilet and a pedestal wash hand basin with a mixer tap. It has a textured ceiling with coving, tiled walls, vinyl flooring, and a uPVC double-glazed window overlooking the rear garden.

## GARAGE

The garage has full power and lighting. Access is provided from the utility room via a uPVC glass panel door.

## FIRST FLOOR

### LANDING

The landing features a plastered ceiling with loft access, coving, papered walls, and fitted carpet flooring. There is a uPVC double-glazed window to the side aspect. Wooden doors lead to the bedrooms, family bathroom, and an airing cupboard which houses a wall-mounted radiator and fitted shelving.

## BEDROOM ONE

14'9" x 10'2" (4.51 x 3.11)

The master bedroom has a textured ceiling with coving, papered walls, and fitted carpet flooring. A uPVC double-glazed window overlooks the front aspect. It includes fitted wardrobes with sliding mirrored doors and a wall-mounted radiator.

## BEDROOM TWO

10'2" x 11'6" (3.11 x 3.51)

This bedroom features a textured ceiling with coving, painted walls, and fitted carpet flooring. It also has fitted wardrobes with sliding mirrored doors, a wall-mounted radiator, and a uPVC double-glazed window overlooking the rear garden.

## BEDROOM THREE

8'10" x 7'3" (2.71 x 2.23)

The third bedroom has a textured ceiling with coving, papered walls, and fitted carpet flooring. It includes a uPVC double-glazed window to the front aspect and a wall-mounted radiator.

## FAMILY SHOWER ROOM

7'1" x 6'2" (2.16 x 1.89)

The prospective modernised, the shower room has a plastered ceiling, porcelain tiled walls, and tiled flooring. There is a uPVC obscure glass window to the rear, a double shower cubicle with a sliding glass screen and a mains-operated shower, a pedestal wash hand basin with a mixer tap, a close-coupled toilet, and a towel rail/wall-mounted heater.

## REAR GARDEN

The rear garden is level and flat, featuring a tiled patio area and a laid lawn with mature shrubbery. It is enclosed by brick-built walls and feather-edged timber fencing. The garden also includes a brick-built barbecue area, outside lighting, a tap, and access to the front of the property via a wrought iron gate.

## 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.

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



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