





# 1 Nordale Rise

Barry, Barry

Well presented two bedroom semi-detached property with an open plan lounge/diner, modern kitchen, stylish bathroom, gardens to the front/rear and a driveway. EPC C69. Ideal for first time buyers or investors.

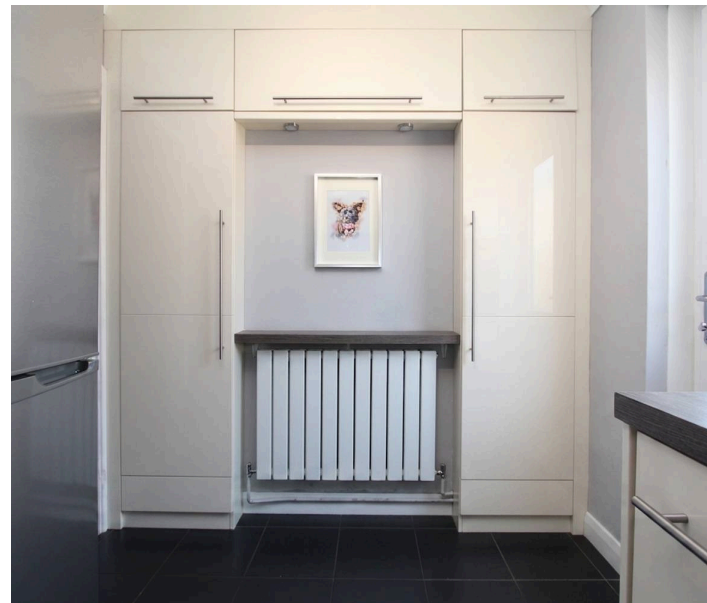
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- TWO BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FIRST TIME BUY OR INVESTMENT
- WELL PRESENTED THROUGHOUT
- SPACIOUS OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES AND SOFT CLOSE CUPBOARDS
- MODERN FIRST FLOOR FAMILY BATHROOM
- PARKING TO THE REAR
- EPC C69





### **Entrance Hall**

Accessed via a composite front door. The hallway has laminate flooring, smooth walls and a textured ceiling. A carpeted staircase leads to the first floor, a door gives access to the lounge/diner.

### **Lounge/Diner**

17' 2" x 11' 10" (5.23m x 3.60m)

The lounge/diner has laminate flooring, smooth walls and a coved ceiling. A front aspect window and a radiator. Doorway through to the kitchen.

### **Kitchen**

11' 11" x 7' 7" (3.63m x 2.31m)

A wonderful modern kitchen with a range of soft close, high gloss units, complementing work surfaces and an inset sink unit. Integrated dishwasher, electric hob, oven under and cooker hood over. Space and plumbing for appliances. Additional storage to the other end of the kitchen. Rear aspect window and door to garden. A radiator and tiled flooring.

### **Landing**

Carpeted with loft access and doors to both bedrooms and the family bathroom.

### **Bedroom One**

12' 0" x 9' 0" (3.65m x 2.74m)

A double bedroom with laminate flooring, smooth walls and a textured ceiling. Sliding mirrored built-in wardrobes, a front aspect window and a radiator.

### **Bedroom Two**

10' 10" x 6' 8" (3.30m x 2.03m)

A carpeted single bedroom with smooth walls, feature wooden wall panelling and a textured ceiling. A built-in storage cupboard, a rear aspect window and a radiator.

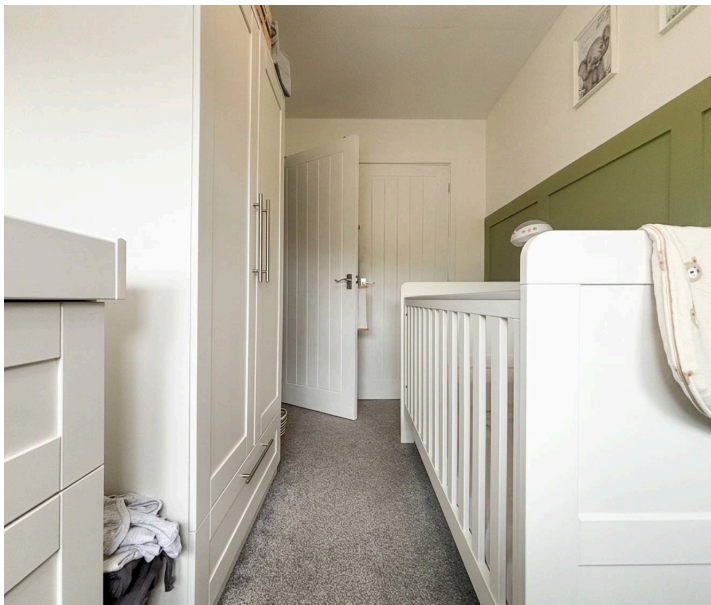




### Bathroom

7' 8" x 4' 10" (2.34m x 1.47m)

A modern bathroom comprising a white panelled bath with an electric shower over, a close coupled WC and wash hand basin set into a vanity unit. A modern upright heated towel rail. Tiled effect laminate flooring and an opaque window to the rear.





### FRONT GARDEN

The front garden is largely laid to lawn with steps leading up to the front door.

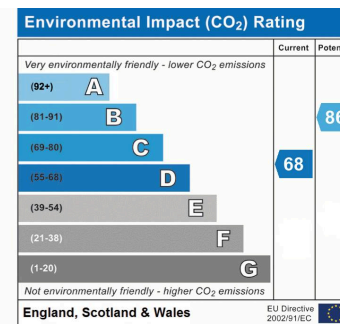
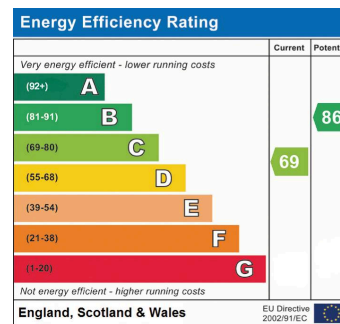
### REAR GARDEN

A sloping lawn and elevated patio seating area. A pedestrian access gate leads parking at the rear.

### DRIVEWAY

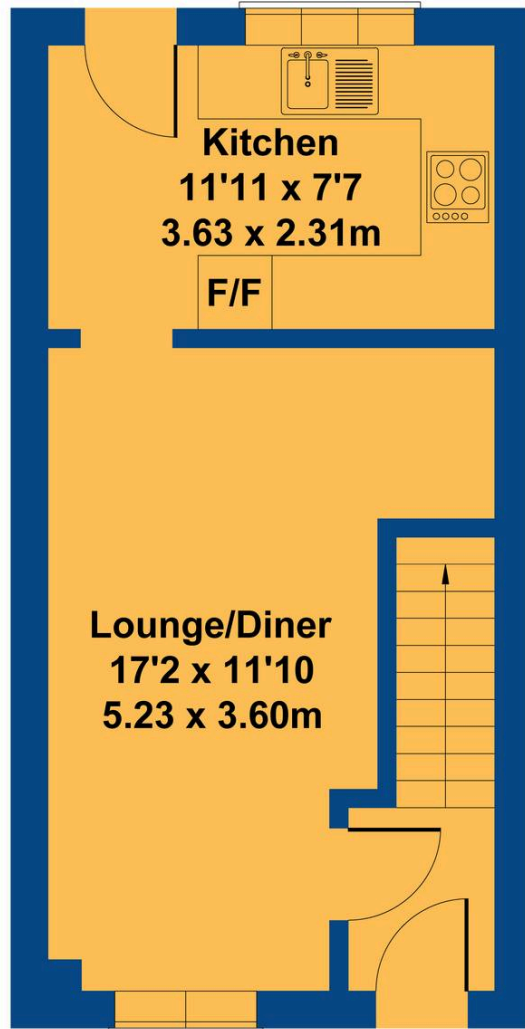
1 Parking Space

A driveway to the rear providing parking for one vehicle. A pedestrian access gate gives access to the rear garden.

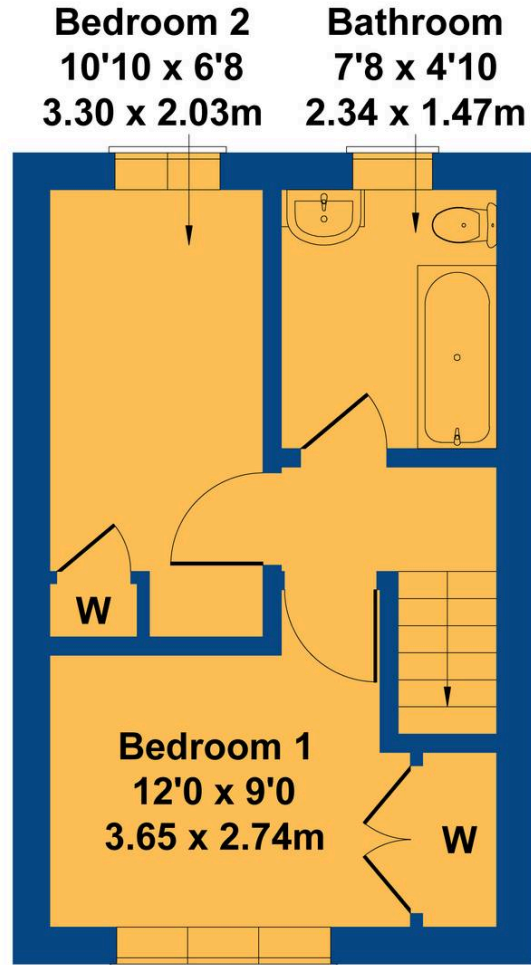


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Approximate Gross Internal Area  
538 sq ft - 50 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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