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15 Melyn Y Gors, Barry CF63 1DE
Chain Free £340,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Situated in the desirable area of Melyn Y Gors, Barry, this charming detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts three generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience for the occupants.

The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to provide ample living space, making it ideal for family gatherings or quiet evenings at home. The integral garage offers potential for conversion, allowing for further customization to suit your needs, while off-road parking for two vehicles and additional parking for a third vehicle ensures that you will never be short of space for your cars.

Situated on a corner plot, the property benefits from a beautifully landscaped rear garden, providing a tranquil outdoor space for children to play or for hosting summer barbecues. The garden is spacious and well-maintained, making it a delightful retreat from the hustle and bustle of daily life.

This home is not only well-appointed but also conveniently located, offering easy access to local amenities and transport links. With its combination of space, potential, and a lovely garden, this property is a must-see for anyone looking to settle in the vibrant community of Barry.

FRONT
Shared driveway leading to main frontage with tarmac parking for multiple vehicles. Up-and-over garage door to integral garage; paved path with wooden gate to rear access. Stone chippings, mature shrubs, outside lighting. UPVC double-glazed front door with side panel to entrance porch.

ENTRANCE PORCH
4'8 x 4'4 (1.42m x 1.32m)
Smooth plastered ceiling and walls, tiled flooring. UPVC double-glazed side window; wooden double-glazed door to entrance hallway.

HALLWAY
3'9 x 3'6 (1.14m x 1.07m)
Textured ceiling, plastered walls, fitted carpet. Wall-mounted radiator; stairs with fitted carpet rising to first floor. Doors to living room and understairs storage.

LIVING ROOM
13'7 x 10'4 (4.14m x 3.15m)
Textured ceiling, plastered walls, fitted carpet. Feature gas fireplace with timber surround, marble hearth and insert. UPVC double-glazed front window with fitted blinds; wall-mounted radiator. Archway to dining room.

DINING ROOM
9'5 x 7'6 (2.87m x 2.29m)
Textured ceiling, plastered walls, fitted carpet; wall-mounted radiator. UPVC double-glazed French doors with fitted blinds opening to rear garden. Door to kitchen.

KITCHEN
9'4 x 9'6 (2.84m x 2.90m)
Textured ceiling, plastered walls, fitted tiled flooring; wall-mounted radiator. UPVC double-glazed rear window with fitted blinds. Fitted eye-level and base units, laminate worktops, ceramic splashback tiles. Appliances: integrated electric oven, integrated gas hob with extractor above. Stainless steel 1.5 bowl sink with mixer tap and drainer. Space and plumbing for dishwasher. Archway to inner hallway/utility.

INNER HALLWAY/UTILITY
5'1 x 4'8 (1.55m x 1.42m)
Textured ceiling, plastered walls, continuation of tiled flooring. UPVC double-glazed obscure door to side aspect. Wall-mounted radiator; boiler; extractor fan. Doors to integral garage and WC cloakroom.

W.C/CLOAKROOM
4'8 x 3'7 (1.42m x 1.09m)
Textured ceiling, plastered walls, tiled flooring continued. UPVC double-glazed rear window. Close-coupled toilet, vanity wash-hand basin with mixer tap and storage; ceramic splashback tiles. Wall-mounted radiator; extractor fan.

INTEGRAL GARAGE
17'2 x 8'2 (5.23m x 2.49m)
Up-and-over door to front; power and lighting. Vent for tumble dryer.

FIRST FLOOR

LANDING
Textured ceiling with loft access; plastered walls. Wooden doors to bedrooms, family bathroom, and airing cupboard housing hot water tank.

BEDROOM ONE
13'1 x 8'7 (3.99m x 2.62m)
Textured ceiling, plastered walls, fitted carpet. UPVC double-glazed rear window with fitted blinds; wall-mounted radiator. Door to ensuite.

EN-SUITE
8'7 x 7'9 (2.62m x 2.36m)
Textured ceiling; sloped plastered walls; fitted carpet. Close-coupled toilet, enclosed shower cubicle with glass screen and mains shower. Vanity wash-hand basin with ceramic sink, storage, ceramic splashback tiles; shaver points. UPVC double-glazed front window; wall-mounted towel rail heater; extractor fan.

BEDROOM TWO
13'4 x 8'6 (4.06m x 2.59m)
Textured ceiling, plastered walls. UPVC double-glazed front windows with fitted blinds. Space for wardrobes; wall-mounted radiator; wooden door with storage cupboard.

BEDROOM THREE
9'6 x 7'5 (2.90m x 2.26m)
Textured ceiling, plastered walls, fitted carpet. UPVC double-glazed rear window with fitted blinds; wall-mounted radiator.

FAMILY BATHROOM
6'4 x 5'5 (1.93m x 1.65m)
Textured ceiling, plastered walls, fitted carpet. UPVC double-glazed rear window. Bath with mixer tap and shower attachment; ceramic splashback tiles. Close-coupled toilet; vanity wash-hand basin with storage and mixer tap. Wall-mounted radiator; shaver points; extractor fan.

REAR GARDEN
Fully enclosed with timber fencing and brick-built walls. Paved areas, laid to lawn with mature established shrubs. Outside light and outside tap.

COUNCIL TAX
Council tax band E.

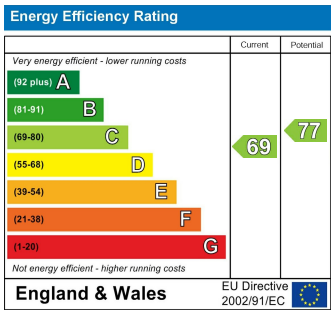
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully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

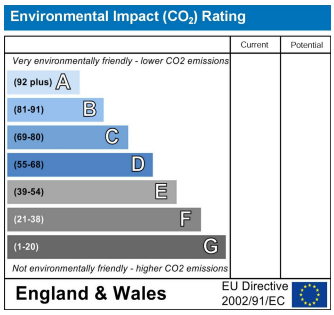
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.











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