



## 51 College Road, Barry CF62 8HQ

### £245,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Nestled in the West End of Barry, this charming semi-detached house on College Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a family bathroom, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, perfect for relaxation and entertaining. The kitchen breakfast area is both functional and inviting, providing a lovely space for family meals. A delightful conservatory extends from the kitchen, allowing you to bask in the natural light while enjoying far-reaching views of the channel, making it an ideal spot for morning coffee or evening gatherings. Additionally, a convenient ground floor cloakroom adds to the practicality of the home.

The first floor features three bedrooms, each benefiting from the same stunning channel views, ensuring a serene atmosphere. The family bathroom is well-appointed, catering to the needs of the household.

Outside, the property boasts an enclosed rear garden, complete with a laid-to-lawn area and a patio, perfect for outdoor entertaining or simply enjoying the fresh air. Side access leads to the front of the house, where you will find another enclosed garden, featuring a well-maintained lawn and a concrete paved pathway that guides you to the UPVC double-glazed front door.

With its prime location near shops, schools, and public transport, this property is not only a lovely home but also a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home.



## FRONT

Enclosed front garden. Laid to lawn. Concrete steps and pathway leading to a UPVC double glazed front door. Far reaching channel views. Access to rear garden.

## Entrance Hallway

6'01 x 11'07 (1.85m x 3.53m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and skylight. Fitted carpet staircase rising to the first floor. Wood panelled door leading through to the fitted kitchen / breakfast. Further wood panelled door leading to a W.C. cloakroom. Through opening to living room.

## Living Room

9'10 x 18'00 (3.00m x 5.49m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wall mounted air-conditioning unit. UPVC double glazed window to the front elevation. UPVC double glazed French doors leading out to the rear garden. Through opening to the entrance hallway.

## Kitchen

10'11 x 13'05 (3.33m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side and rear elevations with far-reaching channel views. Wall mounted air-conditioning unit. UPVC double glazed barn door leading through to a conservatory. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated four ring gas hob. Integrated stainless steel cooker hood. Integrated oven. Space for dishwasher. Space for fridge / freezer. Space for washing machine and tumble dryer. Wood panelled door leading through to the entrance hallway.

## Conservatory

6'02 x 9'05 (1.88m x 2.87m)

Smoothly plastered ceiling with inset lights. Porcelain tiled flooring. UPVC double glazed windows to the side and rear elevation. UPVC double glazed door leading to rear garden via three steps. Far reaching channel views. UPVC barn door leading through to kitchen / breakfast.

## W.C Cloakroom

2'08 x 6'02 (0.81m x 1.88m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed window to the side elevation. Wash hand basin, close coupled toilet. Wall mounted combination boiler.

## FIRST FLOOR

### First Floor Landing

6'01 x 7'10 (1.85m x 2.39m)

Smoothly plastered ceiling with loft access, plastered walls - part papered. Fitted carpet flooring. UPVC double glazed window to the front. Fitted carpet staircase rising from the ground floor with glass balustrade surround. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

### Bedroom One

10'11 x 13'05 (3.33m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far reaching channel views. Wall mounted air-conditioning unit. Wood panelled door leading through to the first floor landing.

### Bedroom Two

10'11 x 11'00 (3.33m x 3.35m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear with far reaching channel views. Wall mounted air-conditioning unit. Wood panelled door leading through to the first floor landing.

### Bedroom Three

8'06 x 10'01 (2.59m x 3.07m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

## Family Bathroom

6'01 x 6'01 (1.85m x 1.85m)

Smoothly plastered ceiling with vent extractor, porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading to the first floor landing.

## REAR

Enclosed rear garden with far reaching channel views. Laid to lawn, pathway. Wooden pergola to the side. Feather edged fencing surrounding. UPVC double glazed French doors leading to the living room. Side access to front.

## COUNCIL TAX

Council tax band C

## 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		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350



The Property Ombudsman (Residential Scheme) code of practice is approved by the Trading Standards Institute