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## 4 Norwood Crescent, Barry CF63 2AR £270,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Situated in the delightful Norwood Crescent of Barry, this semi-detached house presents an exceptional opportunity for those seeking a comfortable and modern family home. The property boasts two inviting reception rooms, with a spacious living room that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

As you enter, you are greeted by a charming entrance hallway that leads to the living room, which flows seamlessly into a separate dining room. The dining room features elegant French doors that open up to the rear garden, allowing for an abundance of natural light and a lovely connection to the outdoors. Adjacent to the dining area is a well-equipped fitted kitchen, complete with integrated appliances and a convenient door leading to the garden.

The first floor comprises three well-proportioned bedrooms, including two doubles and a single, providing ample space for family living or guest accommodation. A family bathroom completes this level, ensuring all essential amenities are within easy reach.

Outside, the property features an enclosed rear garden, thoughtfully designed with a patio area, a lush lawn, and established shrubbery, creating a serene outdoor space for relaxation and play. To the front, an enclosed garden with a well-maintained lawn complements the property, while a driveway offers parking for up to two vehicles, adding to the convenience of this lovely home.

This semi-detached house in Norwood Crescent is not just a property; it is a place where cherished memories can be made. With its blend of comfort, style, and practicality, it is an ideal choice for families or anyone looking for a spacious and inviting home in a sought-after location.



## FRONT

Enclosed front garden, driveway providing parking for multiple vehicles. Laid to lawn. Planted established shrubbery. UPVC double glazed door leading to the entrance hallway. Side access to rear.

## Entrance Hallway

6'00 x 11'06 (1.83m x 3.51m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and side window. Fitted carpet staircase rising to the first floor. Wood framed glazed door leading through to living room.

## Living Room

10'06 x 13'02 (3.20m x 4.01m)

Smoothly plaster ceiling with coving, smoothly plaster walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Decorative fireplace, through opening to dining room. Wood framed glazed door leading to the entrance hallway.

## Dining Room

9'07 x 10'11 (2.92m x 3.33m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading to the garden. Through opening to living room.

## Kitchen

7'02 x 11'05 (2.18m x 3.48m)

Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed windows to the side and rear elevations. UPVC double glazed door with obscured glass insert leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated induction hob. Integrated oven. Stainless steel two bowl sink. Space for washing machine, space for fridge freezer. Wall mounted combination boiler. Wood panelled door leading through to the dining room.

## FIRST FLOOR

### First Floor Landing

6'03 x 8'10 (1.91m x 2.69m)

Textured ceiling with loft access via fixed drop down ladder, smoothly plastered walls part papered. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

### Bedroom One

10'01 x 13'01 (3.07m x 3.99m)

Textured ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in storage. Wood panelled door leading through to the first floor landing.

### Bedroom Two

10'07 x 12'01 (3.23m x 3.68m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

### Bedroom Three

7'5 x 9'5 (2.26m x 2.87m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Over stairs storage. Wood panelled door leading to first floor landing.

### Family Bathroom

6'02 x 6'02 (1.88m x 1.88m)

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

## REAR

Enclosed rear garden with side access to driveway. Laid to lawn. Planted established shrubbery surrounding. Paved pathway. Patio area with French doors leading to the dining room. Feather edged fencing surrounding.

## 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

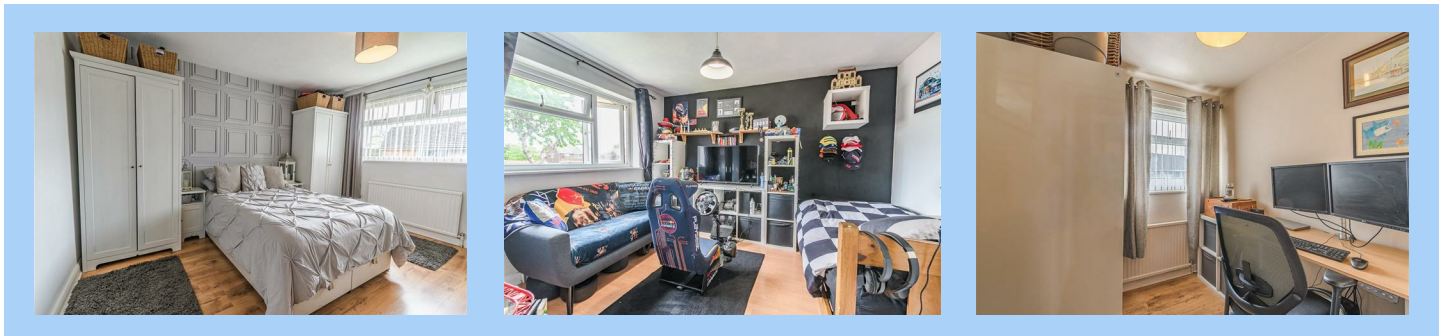
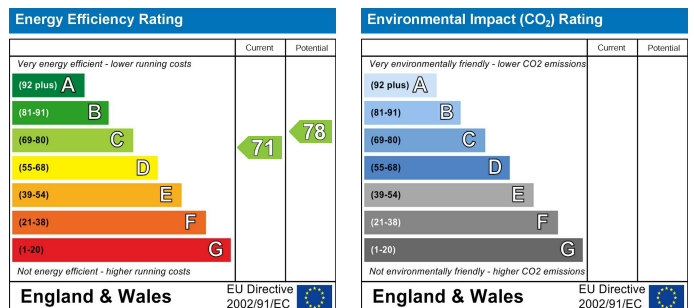
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## PROCEEDS OF CRIME ACT 2002

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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