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52 Woodlands Road, Barry CF63 4EG £280,000 Leasehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situated on the charming Woodlands Road in Barry, this beautifully presented traditional mid-terraced house is a true gem, offering a perfect blend of character and modern living. Constructed in the early 1900s, this much-loved family home has been meticulously maintained and is presented to a very high standard throughout.

As you enter, you are welcomed by a delightful porch leading into a spacious entrance hallway with original tiled flooring.

The heart of the home features a through living and dining room, showcasing original features that add to its charm. Adjacent to this is a snug sitting room, complete with a cosy log burner, perfect for those chilly evenings. The modern fitted kitchen boasts elegant quartz worktops, making it a delightful space for culinary creations.

The first floor comprises three generously sized double bedrooms, alongside a single bedroom, providing ample space for family or guests. The family bathroom is finished to a high standard, ensuring comfort and convenience.

Step outside to discover an enclosed rear tiered garden, which offers a tranquil retreat with decked patio areas, ideal for outdoor entertaining or simply enjoying the fresh air. The garden is adorned with established shrubbery, adding to its appeal, and provides access to an outbuilding and rear lane access for added convenience.

To the front of the property, a walled forecourt area with established shrubbery enhances the overall charm of this lovely home. This property is not just a house; it is a warm and inviting family home, ready for new memories to be made. Don't miss the opportunity to make this stunning property your own.

Agents note: A leasehold property with 999 years from build with approx. 863 years remaining, and £3.47 p/a ground rent approx.



FRONT

A walled forecourt area with established shrubbery steps ascending to the entrance porch and composite front door.

Entrance Hallway

5'08 x 2'102 (1.73m x 6.45m)

Papered ceiling with original coving - part smoothly plastered. Papered walls with decorative panelling. Original Victorian tiled flooring with part fitted carpet flooring. Wall mounted radiator. Wood framed doors leading to living room and snug/ sitting room. Composite front door with obscured glass insert and skylight. Fitted carpet staircase rising to the first floor.

Living Room

12'06 x 14'01 (3.81m x 4.29m)

Smoothly plastered ceiling with original coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window. Through opening to dining area. Feature fireplace with marble hearth and surround.

Dining Room

10'02 x 11'01 (3.10m x 3.38m)

Smoothly plastered ceiling with original coving, papered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed door with glass insert and skylight leading to the rear garden. Wood framed door with obscured glass insert leading through to the entrance hallway. Through opening to living room.

Snug / Sitting Room

11'02 x 15'05 (3.40m x 4.70m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Log burning stove with slate hearth and oak wood beam. UPVC double glazed window to the side elevation. Wood panelled door leading to a larder cupboard. Wood framed doors with obscured glass insert leading through to the entrance hallway and kitchen.

Kitchen

9'02 x 11'01 (2.79m x 3.38m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Ceramic tiled flooring. Integrated plinth heater. UPVC double glazed windows to the side and rear elevations. UPVC double glazed door with obscured glass insert leading out to the rear garden. A modern fitted kitchen, comprising of wall and base units, quartz worktops and upstands. Stainless steel sink. Space for range cooker space for washing machine, space for dishwasher and space for fridge / freezer. Wood framed door leading through to snug/sitting room.

FIRST FLOOR

First Floor Landing

2'09 x 5'07 x 25'08 (0.84m x 1.70m x 7.82m)

Smoothly plastered ceiling with coving, papered walls with decorative panelling. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. A split-level landing with wood panelled doors leading to bedrooms one, two and three. Further wood panelled doors leading to the family bathroom and bedroom four.

Bedroom One

14'02 x 16'04 (4.32m x 4.98m)

Papered ceiling with original coving, smoothly plastered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window and single window to the front elevation. Wood panelled door leading through to the first floor landing. Access to built-in wardrobes.

Bedroom Two

10'05 x 11'01 (3.18m x 3.38m)

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

Bedroom Three

9'03 x 11'02 (2.82m x 3.40m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Four

7'00 x 7'11 (2.13m x 2.41m)

Smoothly plastered ceiling with loft access and coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Built-in storage. Wood panelled door leading through to the first floor landing.

Family Bathroom

5'09 x 7'08 (1.75m x 2.34m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls. LVT flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Freestanding 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 tiered garden, with steps ascending to a raised decked patio area. Further steps rising to a large decked seating area with ample room for garden furniture and planted established shrubbery. Access to rear lane and outbuilding.

COUNCIL TAX

Council tax band D

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

