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14 The Heathers, Barry CF62 7FL £340,000 Freehold

4 BEDS | 1 BATH | 3 RECEPT | EPC RATING

Situated in the charming area of The Heathers, Barry, this delightful detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home. The layout is thoughtfully designed, ensuring that every corner of the house is both functional and appealing.

The property features a well-appointed bathroom, catering to the needs of a busy household. The bedrooms are spacious and versatile, allowing for personalisation to suit your lifestyle, whether it be for children, guests, or a home office.

For those with vehicles, the property boasts parking for two vehicles, a valuable asset in today's busy world. The outdoor space surrounding the house offers potential for gardening or simply enjoying the fresh air, making it a lovely retreat after a long day.

Located in the desirable area of Barry, this home is conveniently situated near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This property presents an excellent opportunity for families or individuals looking for a spacious and comfortable home in a friendly community. Don't miss the chance to make this charming house your new home.



FRONT

Concrete driveway with lawn and mature shrubs. Electric up-and-over garage door; side access via wooden gate. UPVC double-glazed front door to entrance porch.

Garage

17'0 x 8'6 (5.18m x 2.59m)

Electric door opening. Full power and lighting.

Entrance Porch

Tongue-and-groove PVC roof, UPVC double-glazed windows, exposed brick, tiled floor, meter access; UPVC double-glazed obscure door to hallway.

Hallway

Textured ceiling, plastered walls, fitted carpet, wall-mounted radiator. Carpeted stairs to first floor; wooden door to living room.

Living Room

15'0 x 11'6 (4.57m x 3.51m)

UPVC double-glazed front window, wall-mounted radiator. Textured ceiling, plastered walls, carpet flooring. Wooden door to kitchen/dining area.

Kitchen/Dining

14'8 x 10'2 (4.47m x 3.10m)

Textured ceiling, plastered archway, vinyl flooring, understairs storage. Wall-mounted radiator; wooden glazed door to rear porch; access to WC cloakroom; door to further living room. Kitchen: eye-level wall units, base units, laminate worktops, space for appliances, wall-mounted boiler, stainless-steel sink with mixer tap, UPVC double-glazed rear window.

Rear Porch

6'9 x 3'3 (2.06m x 0.99m)

Textured ceiling, plastered walls, tiled flooring. UPVC double-glazed window and door to rear garden; wooden door to WC cloakroom.

W.C/Cloakroom

5'1 x 3'6 (1.55m x 1.07m)

Textured ceiling, plastered walls with ceramic tiling, ceramic tiled floor. Vanity wash basin with mixer taps, close-coupled toilet, UPVC double-glazed obscure rear window, wall-mounted radiator.

Lounge

16'7 x 11'1 (5.05m x 3.38m)

Textured ceiling with coving, plastered walls, fitted carpet, wall-mounted radiator. UPVC double-glazed sliding patio doors to conservatory.

Conservatory

9'1 x 9'0 (2.77m x 2.74m)

Polycarbonate pitched roof, plastered walls, UPVC double-glazed windows. Solid wood flooring; UPVC double-glazed French doors to rear garden.

FIRST FLOOR

Landing

Textured ceiling, plastered walls, fitted carpet. Doors to bedrooms and family bathroom, airing cupboard with shelving and hot water tank, loft access.

Master Bedroom

16'6 x 11'1 (5.03m x 3.38m)

Textured ceiling with coving, papered walls, fitted carpet, wall-mounted radiator. UPVC double-glazed rear window.

Bedroom Two

14'1 x 8'1 (4.29m x 2.46m)

Textured ceiling, plastered walls, fitted carpet. Fitted wardrobes and dressing area, wall-mounted radiator. UPVC double-glazed front window.

Bedroom Three

11'5 x 8'0 (3.48m x 2.44m)

Textured ceiling, plastered walls, fitted carpet. Fitted wardrobes and dressing area, wall-mounted radiator. UPVC double-glazed rear window.

Bedroom Four

8'4 x 6'5 (2.54m x 1.96m)

Textured ceiling, plastered walls, fitted carpet. UPVC double-glazed front window, wall-mounted radiator.

Family Shower Room

6'5 x 5'5 (1.96m x 1.65m)

Textured ceiling, tiled walls, vinyl flooring. Close-coupled toilet, vanity basin with mixer tap. Double shower cubicle with glass screen and electric shower over. Vertical towel rail heater.

REAR GARDEN

Enclosed by feather-edge timber fencing. Paved patio areas, landscaped lawn with mature shrub borders. Outside tap and lighting; gated side access to front.

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.

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	

