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## 33 Heol Pilipala, Barry CF62 3LP Chain Free £325,000 Freehold

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

\*\*\*\*NO ONWARD CHAIN\*\*\*\*Nestled in the highly sought-after area of Rhoose Point within the picturesque Vale of Glamorgan, this delightful detached house on Heol Pilipala offers a perfect blend of comfort and modern living. With its prime location, residents can enjoy scenic coastal walks just moments away, making it an ideal home for nature enthusiasts.

Upon entering, you are greeted by a spacious entrance hallway with Karndean flooring, leading on to a dining room and separate sitting room. The ground floor features an open-plan orangery with bi fold doors leading to the rear enclosed garden, and a modern kitchen, which is thoughtfully designed and equipped with integrated appliances, ensuring a seamless cooking experience. The ground floor also benefits from a convenient W.C. cloakroom.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering ample space and natural light. The master bedroom boasts the luxury of an en-suite shower room, while a family bathroom serves the other two bedrooms, catering to all your needs.

The property is complemented by an enclosed rear garden, which is laid Astro turfed lawn and surrounded by feather-edged fencing. Established shrubbery adds a touch of greenery and charm to the outdoor space. The front of the house features an enclosed garden with laid decorative chippings and planted established shrubbery, along with a driveway that accommodates parking for two vehicle.

This charming home in Rhoose Point is perfect for families or anyone seeking a tranquil lifestyle by the coast, combining modern amenities with the beauty of its surroundings. Don't miss the opportunity to make this lovely property your own.



## FRONT

Front garden with laid decorative chippings and surrounded by established shrubbery. Driveway providing parking for two vehicles. Side access to the rear garden.

## Entrance Hallway

7'07 x 9'09 (2.31m x 2.97m)

Smoothly plastered ceiling, smoothly plastered walls. Karndean flooring. Fitted carpet staircase rising to the first floor. UPVC double glazed front door. Wood panelled doors leading to a W.C. cloakroom, sitting room and dining room. Access to understairs storage.

## Sitting room

8'01 x 16'06 (2.46m x 5.03m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the entrance hallway.

## Dining room

10'09 x 14'04 (3.28m x 4.37m)

Textured ceiling, smoothly plastered walls. Karndean flooring. Wall mounted vertical radiator. Wood panelled door leading through to the entrance hallway. Wood panelled door leading through to the kitchen. Through open to a spacious Orangery.

## Kitchen

8'03 x 14'02 (2.51m x 4.32m)

Textured ceiling, smoothly plastered walls. Porcelain tiled splashback's. LVT flooring. UPVC double glazed window to the side elevation. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated induction hob, stainless steel cooker hood. Integrated oven. Integrated fridge and freezer, integrated dishwasher, Integrated washing machine. Stainless steel sink sunken. Through opening to Orangery. Wood framed door leading through to the dining room.

## Orangery

10'06 x 16'07 (3.20m x 5.05m)

Smoothly plastered ceiling with inset lights and lantern, smoothly plastered walls. LVT flooring. Wall mounted radiator. Aluminium Bi - folding doors leading out to the rear garden. Through opening to kitchen. Through opening to the dining area.

## W.C Cloakroom

2'11 x 5'03 (0.89m x 1.60m)

Textured ceiling, papered walls - part panelled. Laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front. Vanity wash hand basin, Close coupled toilet. Ceramic tiled splashbacks.

## FIRST FLOOR

### First Floor Landing

2'11 x 11'08 (0.89m x 3.56m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to storage. Fitted carpet staircase rising from the ground floor.

### Bedroom One

11'03 x 16'07 (3.43m x 5.05m)

Textured ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiators. UPVC double glazed windows to the front elevations. Wood panelled door leading to an ensuite shower room. Built-in wardrobes. Wood panelled door leading to the first floor landing.

### En-Suite

3'03 x 10'06 (0.99m x 3.20m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Aqua panelling. Laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Double shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet.

### Bedroom Two

10'10 x 11'05 (3.30m x 3.48m)

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

8'06 x 11'04 (2.59m x 3.45m)

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

### Family Bathroom

6'04 x 7'08 (1.93m x 2.34m)

Textured ceiling, smoothly plastered walls. Aqua panelled. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side 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 garden with planted established shrubbery, laid to Astro turfed lawn. Raised decked patio area leading via bi-folding door to the orangery sitting room. 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

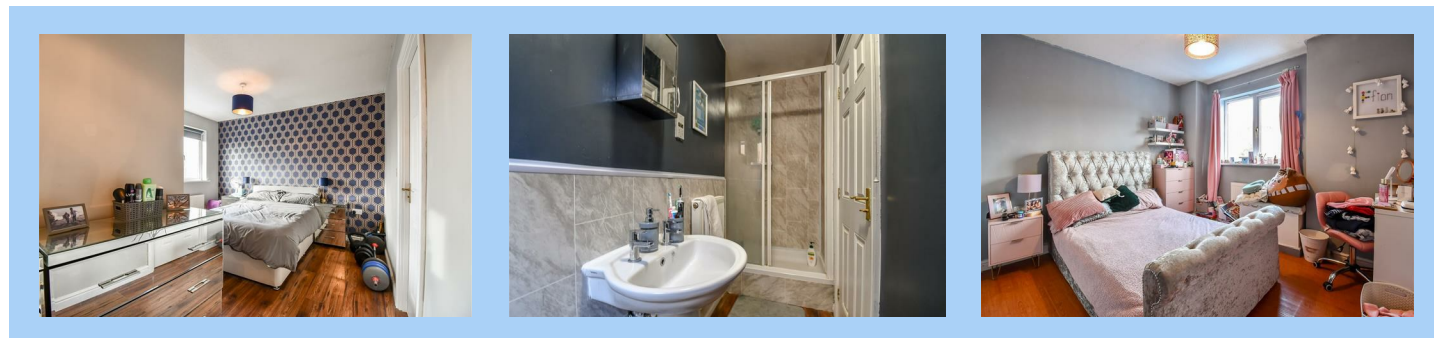
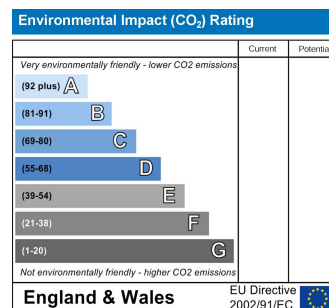
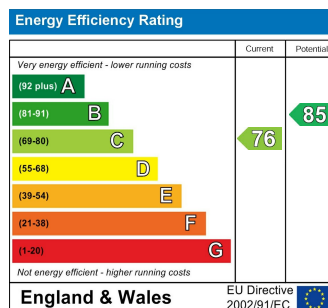
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## PROCEEDS OF CRIME ACT 2002

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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