



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



32 Kingsland Crescent, Barry CF63 4JQ £260,000 Freehold

3 BEDS | 1 BATH | 3 RECEPT | EPC RATING

Situated in the heart of Barry, this charming mid-terraced house on Kingsland Crescent offers a delightful blend of traditional features and modern living. With three spacious bedrooms, this property is perfect for families or those seeking extra space.

As you enter, you are welcomed by a quaint entrance porch with original features that leads into a generous hallway. The ground floor boasts two large reception rooms, ideal for entertaining guests or enjoying family time. The expansive open kitchen and dining area is a standout feature, providing a perfect setting for culinary adventures and family meals. The ground floor also benefits from a W.C Cloakroom and also a utility cupboard.

Venturing to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is beautifully presented, ensuring a relaxing space for daily routines.

Outside, the property benefits from an enclosed garden, with patio area, elevated decked seating area providing a private outdoor space for relaxation, and entertaining. Additionally, there is access to off road parking to the rear of garden accessed via double gates.

The location is particularly advantageous, with Holton Road shops and primary schools just a short walk away. For those commuting, Barry Dock and Cadoxton Train stations are nearby, providing excellent transport links to Cardiff, Bridgend, and Newport.

This property presents a wonderful opportunity to enjoy a vibrant community while residing in a comfortable and well-appointed home. Don't miss the chance to make this lovely house your new home.



FRONT

Enclosed front garden, paved pathway. Laid decorative chippings. Planted established shrubbery. Composite front door entering to an entrance porch.

Entrance Porch

2'07 x 3'02 (0.79m x 0.97m)

Smoothly plastered ceiling, smoothly plastered walls part original Victorian tiled. Ceramic tiled flooring. Composite front door with obscured glass insert and skylight. Wood framed door with obscured glass insert leading through to the entrance hallway.

Entrance Hallway

3'03 x 26'10 (0.99m x 8.18m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed doors with glass insert leading to the living room, sitting room, and kitchen / dining area. Access to under stairs storage. Utility cupboard. W.C. Cloakroom.

Living Room

12'10 x 15'09 (3.91m x 4.80m)

Smoothly plastered ceiling with original coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay front window. Feature fireplace with slate hearth. Wood framed door with glass insert leading through to the entrance hallway.

Sitting Room

10'02 x 12'02 (3.10m x 3.71m)

Textured ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door leading through to the entrance hallway.

Kitchen / Dining

11'10 x 17'06 (3.61m x 5.33m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. UPVC double glazed door leading out to the rear garden. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Porcelain Belfast sink and drainer. Space for range cooker. Stainless steel cooker hood. Space for washing machine, space for dishwasher, and space for fridge / freezer. Wood framed sliding glazed door leading through to the entrance hallway.

W.C Cloakroom

3'03 x 4'08 (0.99m x 1.42m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted wash hand basin. Ceramic tiled splashback. Close coupled toilet. Bi-folding wooden doors leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

2'10 x 5'08 x 12'04 x 13'03 (0.86m x 1.73m x 3.76m x 4.04m)

Smoothly plastered ceiling with loft access via a drop down fixed ladder. Smoothly plastered walls. Fitted carpet flooring. Split-level landing with wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to storage cupboards.

Bedroom One

12'06 x 16'08 (3.81m x 5.08m)

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

Bedroom Two

10'03 x 12'02 (3.12m x 3.71m)

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

Bedroom Three

7'06 x 10'09 (2.29m x 3.28m)

Smoothly plastered ceiling, 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.

Family Bathroom

7'03 x 13'02 (2.21m x 4.01m)

Smoothly plastered ceiling with vent extractor, ceramic tiled walls and flooring. Wall mounted vertical radiator. UPVC double glazed windows with obscured glass to the side elevations. Freestanding double ended bath, double shower was thermostatically controlled shower overhead, vanity wash hand basin, close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden. Patio area to the lower area providing ample room for furniture. Decked steps with integrated lighting leads to an elevated decked terrace with continuation of integrated lighting surrounding, parking accessed via the rear lane with double gate entry. Planted established shrubbery. Space for shed. Power and Lighting to lower and upper areas.

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 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	



www.ninaestateagents.co.uk

