



219 Barry Road, Barry CF62 9BH

£370,000 Freehold

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Situated on Barry Road, this immaculate double bay fronted semi-detached house offers a perfect blend of charm and modern living. With three spacious bedrooms, this property is ideal for families seeking comfort and convenience.

Upon entering, you are greeted by an inviting hallway adorned with original Victorian tiled flooring, setting the tone for the character that flows throughout the home. The large living room provides a warm and welcoming space, perfect for relaxation with log burning stove. The dining room, featuring a further bay window, overlooks the beautifully maintained rear garden, creating a delightful atmosphere for family meals. The well-appointed kitchen, with direct access to the garden, is both functional and inviting, while a convenient cloakroom completes the ground floor.

Venturing to the first floor, you will find two generously sized bedrooms, both boasting bay windows that fill the rooms with natural light. The third bedroom offers access to a charming balcony, where you can enjoy far-reaching views of the channel, making it an ideal spot for a morning coffee or evening relaxation. The family bathroom is well-equipped to cater to all your needs.

The exterior of the property is equally impressive, featuring a front garden with established shrubbery and a paved pathway leading to the entrance. Parking is a breeze with space for two vehicles in front of the double garage. The large enclosed rear garden is a true oasis, complete with a lush lawn, established apple and pear trees, a tranquil pond, and a brick-built greenhouse, perfect for gardening enthusiasts.

This home benefits from gas central heating via a combination boiler and is fully double glazed, ensuring comfort throughout the seasons. With its prime location close to shops, schools, and amenities, this property is a must-see. Viewing is highly recommended to fully appreciate the beauty and potential of this stunning home.



FRONT

Front enclosed garden. Paved pathway. Laid to lawn. Planted established shrubbery. Driveway with access to a double garage. UPVC double glazed front door leading to the entrance hallway. Side access to the rear garden.

Entrance Hallway

7'11 x 17'11 (2.41m x 5.46m)

Smoothly plastered ceiling, smoothly plastered walls with dado rail. Original Victorian tiled flooring. UPVC double glazed front door with obscured glass insert and skylight. Wood panelled doors leading to the living room, dining room and kitchen. A Further wood panelled door leading to a W.C cloakroom. Access to under stairs storage. Reveal staircase leading to the first floor landing.

Living Room

16'11 x 18'07 (5.16m x 5.66m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. Log burning stove with floating mantle and slate hearth. UPVC double glazed bay window to the front elevation. Wood panelled door leading through to the entrance hallway.

Dining Room

10'07 x 18'05 (3.23m x 5.61m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the rear elevation. Original feature fireplace with surround. Wood panelled door leading through to the entrance hallway.

Kitchen

6'05 x 14'00 (1.96m x 4.27m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to rear elevation. UPVC double glazed door leading out to the rear garden. A Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Space for gas cooker. Space for washing machine. Space for fridge freezer. Stainless steel with glass shroud cooker hood. Ceramic tiled splashbacks. Wood panelled door leading through to the entrance hallway.

W.C Cloakroom

3'02 x 6'01 (0.97m x 1.85m)

Smoothly plastered ceiling, papered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin, close coupled toilet. Wood panelled door leading through to the entrance hallway. Wall mounted combination boiler.

FIRST FLOOR

First Floor Landing

7'11 x 11'00 (2.41m x 3.35m)

Smoothly plastered ceiling with loft access, smoothly plastered walls with dado rail. Revealed wood floor board flooring. Staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

17'00 x 18'07 (5.18m x 5.66m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Original feature fireplace. Wood panelled door leading through to the first-floor landing.

Bedroom Two

10'07 x 18'05 (3.23m x 5.61m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the rear elevation with partial channel views. Built in storage. Wood panelled door leading through to the first floor landing.

Bedroom Three

6'11 x 14'01 (2.11m x 4.27m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed door with side windows leading out to a balcony with far-reaching channel views. Built in storage. Wood panelled door leading to the first floor landing.

Family Bathroom

6'10 x 7'10 (2.08m x 2.39m)

Smoothly plastered ceiling with in set lights and vent extractor. Porcelain tiled walls and flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Large rear garden. Laid to lawn. Planted established shrubbery including Pear trees and apple trees. Brick built greenhouse. Rear lane access. Side access to front. Access to double garage.

GARAGE

15'01 x 15'04 (4.60m x 4.67m)

Lighting. Water supply. Double Wood doors leading to the driveway. Rear wood door leading to the rear garden.

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

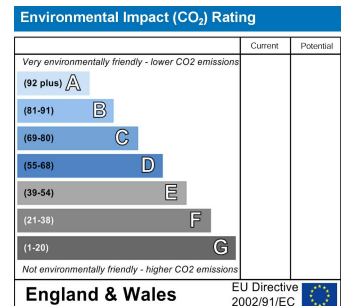
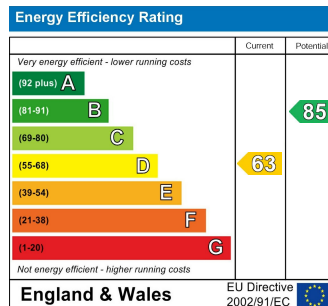
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PROCEEDS OF CRIME ACT 2002

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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