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122 Heol Ty Draw, Barry CF62 5DU Offers In Excess Of £300,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

Situated in the desirable Waterside development at The Quays, this stunning end-terrace house on Heol Ty Draw offers a perfect blend of modern living and comfort. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and style.

Spread over three thoughtfully designed floors, this home boasts a dual-aspect layout that enhances natural light throughout. The ground floor welcomes you with a contemporary kitchen featuring a dining area, perfect for family meals. A cosy living room, complete with French doors, opens onto a beautifully enclosed rear garden, creating a seamless indoor-outdoor living experience. Additionally, a convenient W.C. cloakroom is located on this level.

Ascending to the first floor, you will find two inviting bedrooms alongside a family bathroom, providing ample accommodation for family or guests. The second floor is dedicated to relaxation, featuring two further double bedrooms, including a master suite with fitted wardrobes and an en-suite shower room, ensuring privacy and comfort.

The rear garden is a true highlight, featuring a paved patio area and an Astro-turfed lawn, ideal for hosting gatherings. A charming garden lodge, equipped with power and lighting, offers a versatile space for entertaining or a quiet home office.

To the front of the property, you will find two allocated parking bays, complemented by a paved pathway and established shrubbery that enhances the home's curb appeal. With UPVC double-glazed windows and gas central heating throughout, this property is not only stylish but also energy-efficient.

This immaculate home is a must-see, offering a unique opportunity to enjoy modern living in a sought-after location. Viewing is highly recommended to fully appreciate all that this property has to offer.



FRONT

Two allocated parking spaces. Paved pathway. Planted established shrubbery. Composite front door to entrance hallway. Side access to rear.

Entrance Hallway

4'11 x 5'01 (1.50m x 1.55m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled flooring. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wood framed door with glazed insert leading through to kitchen / Dining room.

Kitchen / Dining Room

10'05 x 17'03 (3.18m x 5.26m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Porcelain tiled splashbacks. Integrated washer dryer, integrated fridge / freezer, integrated dishwasher. Four ring gas hob, integrated oven. Integrated cooker hood. Wall mounted combination boiler housed. Space for dining furniture. Wood panelled door leading to a W.C. cloakroom. Wood framed door leading through to the living room. A further wood frame door leading through to the entrance hallway.

W.C Cloakroom

3'00 x 5'01 (0.91m x 1.55m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Porcelain tiled flooring. Ceramic tiled splashbacks. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet.

Living Room

11'04 x 13'11 (3.45m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelled. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed French doors and side windows opening to the rear garden. Wood framed door with glazed insert leading through to the kitchen / dining.

FIRST FLOOR

First Floor Landing

6'07 x 17'03 (2.01m x 5.26m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled doors leading to bedroom two and four. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising to the second floor.

Bedroom Two

11'04 x 14'00 (3.45m x 4.27m)

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.

Bedroom Four

7'01 x 10'08 (2.16m x 3.25m)

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

Family Bathroom

6'02 x 7'00 (1.88m x 2.13m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Ceramic tiled splashbacks. Porcelain tiled flooring. Wall mounted towel rail. Pedestal wash hand basin. Close coupled toilet. Bath with electrical shower overhead. Wood panelled door leading through to the first floor landing.

SECOND FLOOR

Second Floor Landing

6'09 x 7'06 (2.06m x 2.29m)

Smoothly plastered ceiling with loft access with fixed ladder. (the loft is boarded with lighting). Fitted carpet staircase rising from the first floor. Wood panelled doors leading to bedrooms three and the master bedroom.

Bedroom One

11'06 x 13'11 (3.51m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood panelled door to en-suite. A further wood panelled door leading to the second floor landing.

En-Suite Shower Room

4'08 x 6'10 (1.42m x 2.08m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Ceramic tiled splashback's. Porcelain tiled flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Double shower with thermostatically controlled shower overhead.

Bedroom Three

10'05 x 14'00 (3.18m x 4.27m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in storage. Wood panelled door leading through to the second floor landing.

REAR

Enclosed rear garden, paved patio area. Laid Astro Turfed lawn. Side access to front. Venetian style fence panelled surrounding. Access to Garden Lodge. UPVC double glazed French doors leading to the living room.

Garden Lodge

7'2 x 13'1 (2.18m x 3.99m)

Wooden Lodge. Power and Lighting. Exterior Lighting. French doors 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

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.

