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4 Hinchsliff Avenue, Barry CF62 9UR
Chain Free £259,950 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Situated on the picturesque Hinchsliff Avenue in the delightful town of Barry, this semi-detached house presents an excellent opportunity for families or individuals seeking additional space. The property features three generously sized bedrooms located on the upper floor, providing a comfortable retreat for all family members.

On the ground floor, you will find a welcoming living room that invites relaxation and social gatherings. The kitchen, complete with a breakfast area, is perfect for casual dining and family meals. Adjacent to the kitchen, a utility room adds practicality to your daily routine, offering extra storage and laundry facilities. The family bathroom is conveniently situated, catering to the needs of the household.

The house boasts a spacious frontage, complemented by a driveway that accommodates parking for multiple vehicles, ensuring ease of access for both residents and guests. Furthermore, there is significant potential to extend the property to the side and rear, subject to the usual planning permissions. This presents a fantastic opportunity to enhance your living space and increase the value of your home in the future.

In summary, this semi-detached house on Hinchsliff Avenue combines a prime location with ample parking and exciting potential for expansion. It is an ideal choice for those looking to create their perfect family home in a vibrant community.







FRONT
Driveway providing ample room for multiple vehicles. Paved pathway, planted established shrubbery, laid decorative chippings, and side access to the rear.

Entrance Porch
3'00 x 4'05 (0.91m x 1.35m)
Panelled ceiling, ceramic tiled flooring, UPVC double glazed window to the side with obscure glass, UPVC double glazed door with obscure glass, built-in storage, and UPVC double glazed front door leading through to the entrance hallway.

Entrance Hallway
3'07 x 4'04 (1.09m x 1.32m)
Papered ceiling, papered walls, fitted carpet flooring, fitted carpet staircase rising to the first floor, and wood panelled door leading to the living room.

Living Room
13'00 x 13'05 (3.96m x 4.09m)
Papered ceiling, papered walls, fitted carpet flooring, wall-mounted radiator, UPVC double glazed window to the front, and wood panelled doors leading to the entrance hallway and kitchen.

Kitchen
9'00 x 11'00 (2.74m x 3.35m)
Panelled ceiling, porcelain tiled walls, ceramic tiled flooring, wall-mounted radiator, UPVC double glazed window to the rear. Fitted kitchen comprising wall and base units, wood laminate worktops, stainless steel sink, space for gas cooker, integrated dishwasher, and space for fridge freezer. UPVC door leading to the utility area, wood panelled door leading to the bathroom, and further wood panelled door leading to the living room.

Bathroom
4'10 x 9'03 (1.47m x 2.82m)
Panelled ceiling, porcelain tiled walls, ceramic tiled flooring, wall-mounted towel rail, UPVC double glazed window with obscure glass to the rear. Suite comprising bath with thermostatically controlled shower overhead, pedestal wash hand basin, and close-coupled toilet. Wood panelled door leading through to the kitchen.

Utility Room
2'10 x 6'06 (0.86m x 1.98m)
Panelled ceiling, panelled walls, ceramic tiled flooring, UPVC double glazed window with obscure glass to the side, UPVC double glazed door with obscure glass, space for washing machine, wood laminate worktop, and storage.

FIRST FLOOR

First Floor Landing
2'07 x 8'01 (0.79m x 2.46m)
Papered ceiling with loft access, papered walls, fitted carpet flooring, wood-framed obscure glass window to the side, and split-level staircase rising from the ground floor. Wood panelled doors lead into bedrooms one, two, and three.

Bedroom One
10'04 x 16'04 (3.15m x 4.98m)
Papered ceiling, papered walls, fitted carpet flooring, wall-mounted radiator, UPVC double glazed window to the front, and wood panelled door to the landing.

Bedroom Two
7'10 x 12'00 (2.39m x 3.66m)
Papered ceiling, papered walls, fitted carpet flooring, wall-mounted radiator, UPVC double glazed window to the rear, and wood panelled door to the landing.

Bedroom Three
8'01 x 9'02 (2.46m x 2.79m)
Papered ceiling, papered walls, fitted carpet flooring, wall-mounted radiator, UPVC double glazed window to the rear, airing cupboard housing wall-mounted combination boiler, and wood panelled door to the landing.

REAR
Enclosed rear garden surrounded by feather-edge fencing, with planted shrubbery, laid lawn, and paved pathway. There is significant potential to extend the property to the side and rear, subject to the usual planning permissions.

COUNCIL TAX
Council tax band

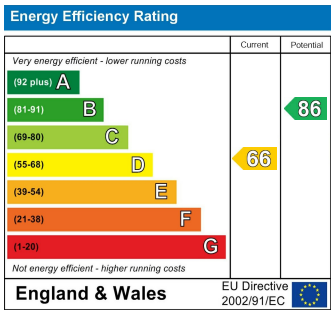
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

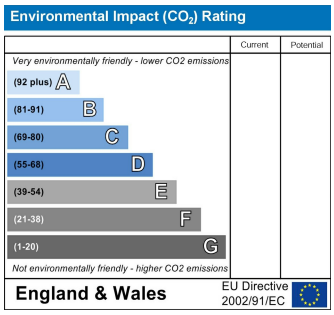
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.











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