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## 25 Enfield Drive, Barry CF62 8JE £335,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Nestled in the charming area of Enfield Drive, Barry, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts parking space for two vehicles, a valuable asset in today's busy world.

Set in a friendly neighbourhood, this home is ideally located to take advantage of local amenities, schools, and parks, making it perfect for those seeking a community-oriented lifestyle. Whether you are looking to settle down or invest, this property on Enfield Drive is a wonderful choice that combines comfort, space, and practicality. Don't miss the chance to make this charming house your new home.



## FRONT

Driveway for one vehicle. Laid to lawn with mature shrubbery surrounding. Block paved pathway leading to the side aspect and Composite front door opening to the entrance hallway. Up and over door to garage.

## Entrance Hallway

Textured ceiling, coving and plastered walls. Tiled flooring and wood flooring. Fitted carpet stairs rising to the first floor. Radiator. Doors to living room and W.C/Cloakroom.

## W.C/Cloakroom

5'7 x 3'2 (1.70m x 0.97m)

Textured ceiling, plastered walls, tiled flooring. Wall mounted wash hand basin. Close coupled toilet. UPVC double glazed window to the side aspect. Radiator.

## Living Room

13'9 x 11'6 (4.19m x 3.51m)

Textured ceiling with coving, plastered walls, wood flooring. UPVC double glazed window to the front aspect. Radiator. Plastered archway leading to the dining room.

## Dining Room

11'10 x 7'10 (3.61m x 2.39m)

Textured ceiling with coving. Plastered walls. Continuation of wood flooring. Sliding patio doors to conservatory. Opening to kitchen.

## Kitchen

11'5 x 8'6 (3.48m x 2.59m)

Plastered ceiling, plastered walls with ceramic splashback tiles. Tile effect flooring. UPVC double glazed windows surrounding and further UPVC double glazed front door to the side aspect. Kitchen comprises of wall units, base units, laminate worksurfaces. Integrated electric oven. Gas oven inset. Extractor fan above. Plumbing for washing machine and dishwasher. Space for fridge freezer. Understairs storage cupboard. UPVC door leading to the rear garden.

## Conservatory

9'10 x 9'3 (3.00m x 2.82m)

Poly-carbonate roof. UPVC double glazed windows surrounding. Tiled flooring. Wall mounted electric heater. UPVC door leading to the rear garden.

## FIRST FLOOR

### Landing

9'2 x 6'2 (2.79m x 1.88m)

Textured ceiling with loft access, plastered wall, fitted carpet flooring. UPVC double glazed window to the side aspect. Airing cupboard housing a combination boiler. Wooden doors to bedrooms and family bathroom.

### Bedroom One

11'3 x 9'0 (3.43m x 2.74m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

### Bedroom Two

11'0 x 9'0 (3.35m x 2.74m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect with views across farmland and the Vale. Radiator.

### Bedroom Three

9'5 x 9'6 (2.87m x 2.90m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

## Family Bathroom

6'7 x 6'7 (2.01m x 2.01m)

Plastered ceiling, plastered walls, PVC aqua panelling. Vinyl flooring. Shower cubicle with sliding glass shower screen. Vanity unit with w.c and wash hand basin. Storage cupboards. Towel rail heater. UPVC opaque glass window to the rear.

## REAR GARDEN

A level and private rear garden with laid to lawn, established shrubbery, raised flower beds and paved patio areas. Outside lighting and tap. Gate to side aspect. UPVC door opening to the garage.

## Garage

Up and over door to the front. Power and lighting throughout.

## 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

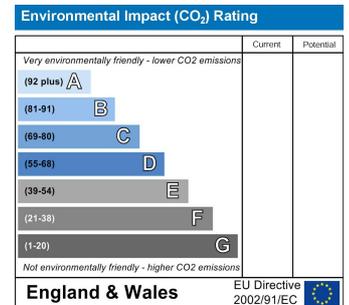
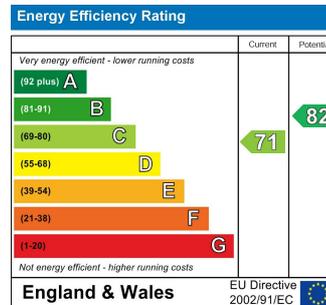
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## PROCEEDS OF CRIME ACT 2002

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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