



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



3 Wessex Place, Barry CF62 6SP £345,000 Freehold

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

Situated in the charming Wessex Place, Barry, this delightful dormer semi-detached bungalow presents a wonderful opportunity for those seeking a home in a desirable area. With three spacious bedrooms, this property is perfect for families or individuals looking for extra space. The two reception rooms offer ample room for relaxation and entertaining, making it an ideal setting for gatherings with friends and family.

While the bungalow is in need of modernisation, it provides a blank canvas for you to create your dream home tailored to your personal taste. The potential for transformation is significant, allowing you to enhance the property to meet your needs and preferences.

One of the standout features of this property is its proximity to public beaches, making it a fantastic choice for those who enjoy coastal living. Imagine leisurely strolls along the shore or enjoying sunny days by the sea, all just a stone's throw away from your front door.

This bungalow not only offers a comfortable living space but also the chance to invest in a property that can be shaped into something truly special. With its prime location and the potential for modernisation, this home is a rare find in the Barry area. Don't miss the opportunity to make it your own.



FRONT

Front garden with mature shrubbery, pathway to the side elevation with laid to lawn and further shrubbery. Access to the rear garden. Access to storage shed. UPVC double glazed French doors opening to storm porch.

STORM PORCH

Plastered walls, tiled flooring, traditional glass panel door opening to the entrance hallway.

HALLWAY

Papered ceiling, papered walls, picture rails, fitted carpet flooring. Radiators. Wooden doors to family bathroom. Access to living room, bedroom and dining room.

LIVING ROOM

30'8 x 12'5 (9.35m x 3.78m)

Extended living area with textured ceiling and coving. Papered walls, carpet flooring, wooden door opening to the kitchen. Radiators. Under stairs storage cupboard. UPVC double glazed window to the side aspect, sliding patio doors opening to the rear garden.

KITCHEN

9'7 x 8'4 (2.92m x 2.54m)

Timber panelling to ceiling. Walls vinyl flooring UPVC double glazed window and door openings. The rear garden. Wall mounted combination boiler. Kitchen comprises of wall units base units, work surfaces, ceramic splashback tiles per month. Plumbing for washing machine, space for electric cooker and space for fridge freezer.

DINING ROOM

13'10 x 11'1 (4.22m x 3.38m)

Papered walls, fitted carpet flooring, UPVC double glazed bay window. Radiator.

FAMILY BATHROOM

9'3 x 4'3 (2.82m x 1.30m)

Timber panelling to ceiling and walls, ceramic tiles. Carpet flooring. UPVC double glazed window to the side aspect. Bathroom comprises of vanity unit with storage, ceramic sink and mixer tap, bath with electric shower over. Close coupled toilet.

BEDROOM

11'9 x 11'1 (3.58m x 3.38m)

Papered ceiling and papered walls, fitted carpet flooring. UPVC double glazed window to the front and side aspect. Radiator.

FIRST FLOOR

LANDING

Fitted carpet staircase rising to the first floor landing. Polystyrene tiled ceiling with skylight window. Papered walls, carpet flooring, storage cupboards, wooden doors to bedrooms.

BEDROOM

12'0 x 12'8 (3.66m x 3.86m)

Papered ceiling. Papered walls. Carpet flooring. UPVC double glazed window, radiator, storage cupboard.

BEDROOM

12'3 x 12'2 (3.73m x 3.71m)

Textured ceiling. Papered walls. Carpet flooring. Radiator. UPVC double glazed window. Storage to eaves.

REAR GARDEN

Raised paved patio area. Steps descending to a level rear garden with laid to lawn, mature shrubbery and flowerbeds. Outside lighting, outside tap and access to the side aspect leading to the front elevation.

COUNCIL TAX

Council tax band F.

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

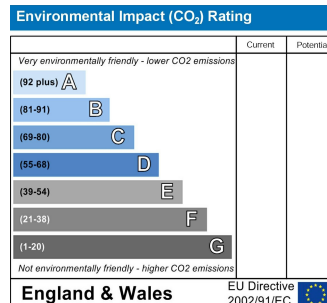
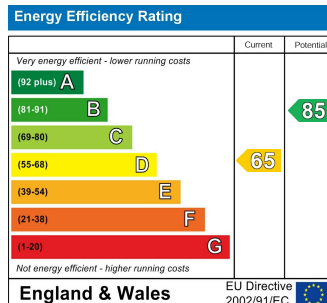
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

