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33 Montgomery Road, Barry CF62 7DB £305,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

This rare to the market property is situated on Montgomery Road in the charming town of Barry. This semi-detached house offers a delightful blend of comfort and stunning views. With three generously sized double bedrooms, this property is perfect for families seeking space and convenience. The modern family bathroom is designed with contemporary fittings, ensuring a pleasant experience for all.

As you enter, you are greeted by a welcoming living room that boasts a lovely front aspect, providing a warm and inviting atmosphere. The heart of the home is undoubtedly the open-plan kitchen and dining room at the rear, which is ideal for entertaining guests or enjoying family meals while taking in the breathtaking panoramic views of the Bristol Channel and the picturesque landscape of Barry.

The property also features a spacious driveway that accommodates up to four vehicles, making parking a breeze for residents and visitors alike. This added convenience is a rare find in the area.

Whether you are looking to enjoy the vibrant community of Barry or simply wish to relax in a home that offers both comfort and stunning scenery, this property is a must-see. With its excellent location and ample living space, it presents an exceptional opportunity for those seeking a new family home. Don't miss the chance to make this beautiful house your own.



FRONT

A spacious frontage with mature hedges and shrubbery surrounding. Tarmac driveway for multiple vehicles. Access to purpose built work shop or office with composite cladding and a UPVC door opening, the purpose built building has full insulation and power/lighting throughout. Gate leading to the rear garden. A further walkway to a storm porch with a UPVC double glazed front door opening to the entrance hallway.

Entrance Hallway

9'7 x 5'9 (2.92m x 1.75m)

The hallway features smoothly plastered ceilings and walls, wood-effect flooring, a wall-mounted radiator, and a carpeted staircase with under-stair storage. It provides access to the living room and the kitchen/diner via oak doors.

Living Room

14'9 x 11'6 (4.50m x 3.51m)

Textured ceiling, plastered walls with picture rails, and a continuation of the wood-effect flooring. A uPVC double glazed bay window overlooks the front, and there is a wall-mounted radiator.

Kitchen/Dining

21'4 x 11'9 (6.50m x 3.58m)

The open-plan kitchen and dining area is appointed with a smooth plastered ceiling with inset spotlights and pendant lighting, plastered walls, and wood-effect flooring. It boasts expansive views across Barry and the Bristol Channel through large uPVC double glazed windows to the rear and side. The kitchen section features base and eye-level units, butcher block work surfaces, and an exposed brick chimney breast. Integrated appliances include a one-and-a-half stainless steel sink, a Bosch electric oven, and a electric ceramic hob with an extractor fan above. There is plumbing for a washing machine, space for a fridge-freezer, and a wall-mounted radiator. A uPVC door provides access to the rear porch.

Rear Porch

6'8 x 3'4 (2.03m x 1.02m)

Plastered ceiling and walls, wood-effect flooring, and is surrounded by uPVC double glazed windows offering views over the rear garden, Barry, and the Bristol Channel. A rear door gives access to the garden, and another door leads to the WC cloakroom.

W.C/Cloakroom

6'8 x 2'6 (2.03m x 0.76m)

Plastered ceiling and walls, vinyl flooring, and an extractor fan. The suite includes a close-coupled toilet and a vanity wash hand basin with storage. It is finished with a vertical towel rail heater and a uPVC obscure glass windows.

FIRST FLOOR

Landing

The first-floor landing features a papered ceiling, plastered walls, fitted carpet, and loft access. The loft is fully boarded with pull down ladder. Oak doors lead to the bedrooms and family bathroom.

Bedroom One

14'8 x 12'1 (4.47m x 3.68m)

The master bedroom is characterised by a papered ceiling, plastered walls with picture rails, and fitted carpet. It includes a uPVC double glazed bay window to the front, a wall-mounted radiator, and large wardrobes to remain.

Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

Papered ceiling, plastered walls with picture rails, and fitted carpet. A uPVC double glazed window provides extensive sea views over Barry and the Bristol Channel. A wall-mounted radiator is also present. Cupboard housing wall mounted combination boiler.

Bedroom Three

11'7 x 8'6 (3.53m x 2.59m)

Papered ceiling, plastered walls with picture rails, and fitted carpet. It shares the same impressive rear views over Barry and the Bristol Channel via a uPVC double glazed window and includes a wall-mounted radiator.

Family Bathroom

6'3 x 5'7 (1.91m x 1.70m)

Fitted with a plastered ceiling and porcelain tiled walls and flooring. The suite comprises a three-quarter bath with a mixer tap and a mains-operated drench shower over, a vanity wash hand basin with storage, and a close-coupled toilet. It also includes an extractor fan, a wall-mounted radiator, and a uPVC obscure glass window to the front.

REAR GARDEN

Steps descending to the rear garden. The rear garden is slightly tiered with paved patio areas, pergola with further seating. Artificial grass with mature shrubbery surrounding and further patio with selection of fruit trees. The garden benefits from views across Barry and sea views across the Bristol Channel and beyond. Space for garden set to the side aspect and access to a purpose built workshop. Under basement storage for further garden furniture or accessories. Outdoor lighting and tap is present.

COUNCIL TAX

Council tax band C.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

