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## 16 Crossfield Road, Barry CF62 7NL Chain Free £385,000 Freehold

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

**\*\*NO CHAIN\*\*** A Spacious three bedroomed semi detached family home. Situated within a quite cul de sac off Pontypridd Road within the heart of West End of Barry, close to supermarkets, schools, transport links and further amenities. Local walks to Porthkerry Country Park and The Knap beach.

This generous property comprises of entrance hallway, living room, w.c/cloak room and extended open plan kitchen with French doors opening to the rear garden. To the first floor, two bedrooms, master with en-suite bathroom. Stairs rising to the second floor with a further double bedroom and en-suite. To the front, Presscrete driveway for multiple vehicles and access to garage. To the rear garden, raised decked patio, steps descending to a level landscaped garden with patio areas, mature shrubbery and access to workshop and storage shed.

The property has been extended over the years and benefitting from UPVC double glazing and gas central heating.



## FRONT

Presscrete driveway for multiple vehicles. Access to garage. Composite double glazed front door opening to the entrance hallway.

## Entrance Hallway

14'7 x 6'2 (4.45m x 1.88m)

Plastered ceiling, plastered walls with solid wood flooring. UPVC double glazed window to the side elevation. Wooden staircase with carpet runner leading to the first floor landing. Radiator. Wooden glass panel doors to w.c, living room and kitchen.

## W.C/Cloakroom

Plastered ceiling with spotlight. Tiled walls and flooring. UPVC double glazed window to the side elevation. Toilet and wash hand basin. Radiator.

## Living Room

17'11 x 11'10 (5.46m x 3.61m)

Plastered ceiling with decorative coving, plastered walls, solid wood flooring. UPVC double glazed bay window with fitted shutter blinds overlooking the front elevation. Radiator. Feature fireplace.

## Kitchen/Dining/Sitting Room

18'5 x 16'1 (5.61m x 4.90m)

Plastered ceiling with Velux windows and inset spotlights. Plastered walls with feature papered wall. Part tiled and solid wood flooring. UPVC double glazed window and French doors overlooking the rear garden. Kitchen comprises of wall units, one housing a combination boiler. A selection base units with under counter fitted fridge and freezer. Fitted electric oven and grill eye level. Large central island with space for seating. Inset five ring gas hob. Space for American style fridge/freezer.

## FIRST FLOOR

### Landing

Plastered ceiling, plastered walls, UPVC double glazed window to the side elevation. Fitted carpet flooring. Stairs rising to the second floor landing. Wooden glass panel doors to bedrooms.

### Bedroom One

25'3 x 10'11 (7.70m x 3.33m)

Plastered ceiling with spotlights and LED lighting. Plastered walls. Solid wood flooring. UPVC double glazed bay window to the front with fitted shutter blinds. UPVC double glazed windows overlooking the rear elevation with shutter blinds. Fitted wardrobes surrounding. Radiator. Door to en-suite bathroom.

### En-Suite Bathroom

9'6 x 6'8 (2.90m x 2.03m)

Plastered ceiling with inset spotlights and extractor fan. Plastered walls with part ceramic tiles. Vinyl flooring. UPVC double glazed window to the side elevation. Bath with jets and mixer taps. Shower cubicle with mains operated shower overhead. Vanity unit with wash hand basin, toilet and fitted storage. Vertical towel rail heater.

### Bedroom/Office

7'5 x 7'0 (2.26m x 2.13m)

Plastered ceiling, plastered walls, wood flooring. UPVC double glazed window to the front with fitted shutter blinds. Radiator.

## SECOND FLOOR

### Landing

Plastered ceiling, plastered walls with storage to eaves. UPVC double glazed window to the side elevation. Fitted carpet flooring. Fire door to bedroom.

### Bedroom Two

18'6 x 9'1 (5.64m x 2.77m)

Plastered ceiling, plastered walls, fitted carpet flooring. Velux window to the front. UPVC double glazed window to the rear. Radiator. Door to en-suite.

### En-Suite

7'10 x 6'0 (2.39m x 1.83m)

Plastered ceiling with extractor fan. Plastered walls, vinyl flooring. Shower cubicle with space for shower over. Close coupled toilet. Pedestal wash hand basin. Radiator.

## REAR GARDEN

Raised timber decked patio with wooden balustrade surrounding. Steps descending to a level

landscaped garden with stone chippings, artificial grass and further patio areas. Mature shrubbery surrounding. Access to wooden workshop and storage shed. UPVC double glazed door to garage.

## GARAGE

Power and lighting, space for one vehicle. Plumbing for washing machine.

## 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

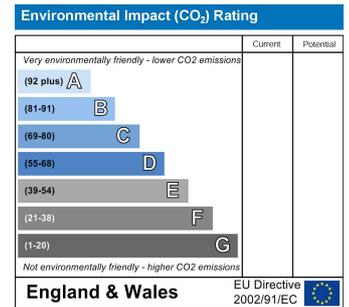
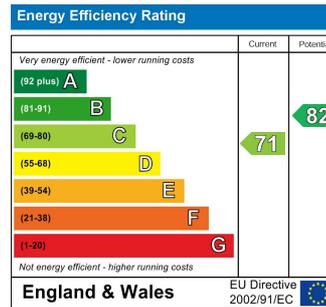
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## PROCEEDS OF CRIME ACT 2002

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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