



9 Nelson Road, Barry CF62 9HL £350,000 Freehold

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

Nestled in the tranquil cul-de-sac of Nelson Road, Barry, this beautifully presented dormer semi-detached bungalow offers an exceptional living experience for families seeking both space and comfort. With five well-proportioned bedrooms, this versatile home is perfect for accommodating a growing family or providing ample guest space.

The property boasts a generous open plan living/dining room, ideal for entertaining or relaxing with loved ones. The two bathrooms ensure convenience for all residents, making morning routines a breeze. The heart of the home is complemented by a private landscaped rear garden, providing a serene outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Parking is a significant advantage here, with space for up to four vehicles, ensuring that you and your guests will never be short of parking options. The four-vehicle driveway adds to the practicality of this delightful property.

This property is not only a beautiful home but also a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after area. With its spacious layout and attractive features, this property is sure to appeal to those looking for a family-friendly environment in Barry. Don't miss the chance to make this charming bungalow your new home.



FRONT

Block paved driveway for multiple vehicles. Side access leading to the rear garden. Composite front door opening to the entrance hallway. Electric door to garage.

GARAGE

Full power and lighting throughout. Electric door opening.

ENTRANCE HALLWAY

17'6 x 10'8 (5.33m x 3.25m)

Textured ceiling with coving. Plastered walls. Ceramic tiled flooring. Doors to kitchen, utility room, bedroom/sitting room, shower room and living room. Stairs rising to the first floor. Understairs cupboard.

KITCHEN

13'5 x 8'4 (4.09m x 2.54m)

Textured ceiling with coving, plastered walls with splashback tiles. Tiled flooring. Wall mounted eye level units. Base units with worksurfaces over. UPVC double glazed bay window to the front elevation. Electric oven and gas hob with extractor fan above. Stainless steel sink with mixer tap. Dishwasher integrated.

UTILITY ROOM

7'6 x 5'11 (2.29m x 1.80m)

Textured ceiling, plastered walls, UPVC double glazed window to the front aspect. Plumbing for washing machine and space for fridge/freezer.

SHOWER ROOM

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

Plastered ceiling with inset spotlights. Plastered walls with ceramic tiles. Tiled flooring. UPVC double glazed window. Shower cubicle with mains operated shower over and glass shower screen. Vanity wash hand basin. Close coupled toilet. Towel rail heater.

BEDROOM/SITTING ROOM

12'10 x 12'1 (3.91m x 3.68m)

Textured ceiling, coving and plastered walls.. Fitted carpet flooring. UPVC double glazed window. Radiator.

LIVING/DINING ROOM

19'11 x 15'11 (6.07m x 4.85m)

Textured ceiling with coving. Plastered walls. UPVC double glazed window and patio doors overlooking the rear garden. Space for large dining table. Radiator. Laminate flooring.

FIRST FLOOR

LANDING

13'7 x 6'3 (4.14m x 1.91m)

Textured ceiling, coving and plastered walls. UPVC double glazed window overlooking the front aspect. Door to walk-in wardrobe. Doors to bedrooms and family bathroom.

BEDROOM ONE

11'7 x 11'0 (3.53m x 3.35m)

Textured ceiling, plastered walls, UPVC double glazed window. Fitted carpet flooring. Radiator.

BEDROOM TWO

11'3 x 8'6 (3.43m x 2.59m)

Textured ceiling, plastered walls, UPVC double glazed window. Laminate flooring. Radiator.

BEDROOM THREE

10'8 x 8'6 (3.25m x 2.59m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window. Radiator.

BEDROOM FOUR/OFFICE

7'10 x 6'10 (2.39m x 2.08m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window. Radiator.

FAMILY BATHROOM

10'4 x 7'10 (3.15m x 2.39m)

Plastered ceiling with inset spotlights. Plastered walls with tiles. Tiled flooring. UPVC double glazed window. Bathroom comprises of freestanding bath with mixer taps. Shower cubicle with glass shower screen and mains operated shower over. Vanity wash hand basin. Towel rail heater.

REAR GARDEN

A spacious and private rear garden with mature shrubbery surrounding. Patio area with

timber decking and pergola over. Electric sockets with outdoor kitchen area. Laid to lawn landscaped with flower boarders. Space for garden shed. Outside lighting and tap. Side access with path way leading to the front.

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

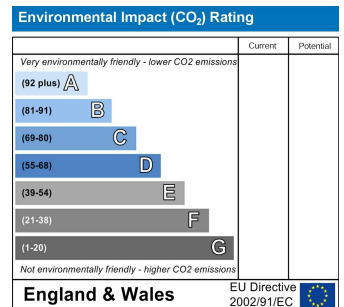
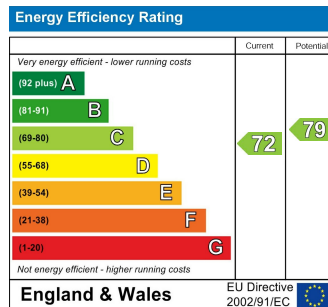
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

