



## 19 Baruc Way, Barry CF62 5AX £380,000 Freehold

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

Nestled in the desirable location of Baruc Way, Barry, this stunning detached house offers an exceptional living experience for families. This immaculately presented detached property, which has been thoughtfully altered by the current owners to enhance its appeal. Viewing is highly recommended to fully appreciate the quality and charm of this home.

The property boasts spacious reception rooms, providing ample space for relaxation and entertainment. The entrance hallway welcomes you into the home, leading to a comfortable living room. The open-plan kitchen and dining area is perfect for family gatherings, with French doors that open onto a level rear garden, seamlessly blending indoor and outdoor living. A large second reception room extends from the kitchen, offering additional versatility, while a utility room and cloakroom on the ground floor add to the practicality of the layout.

On the first floor, you will find three generously sized double bedrooms. The master bedroom features a dressing area and an en-suite shower room, providing a private retreat whilst bedroom two offers ample built in wardrobe space. A well-appointed family bathroom serves the other two bedrooms, ensuring comfort for all.

The enclosed rear garden is a delightful space, featuring a laid-to-lawn area and a paved patio, ideal for outdoor entertaining or simply enjoying the fresh air. Side access leads to the front of the property, where an extended driveway offers parking for multiple vehicles.

Situated near the award-winning Good Sheds and within walking distance to Barry Island, this home is perfectly positioned for families, with easy access to numerous beaches and parks. Purpose-built paths lead to play parks around the estate, making it an ideal environment for young families. This property truly represents a wonderful opportunity to secure a family home in a vibrant and sought-after area.



## FRONT

Front garden, Press create & Tarmac driveway, Laid to lawn. Planted established shrubbery. Side access to rear. Composite front door leading to entrance hallway.

## Entrance Hallway

4'05 x 6'03 (1.35m x 1.91m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Composite front door with obscured glass insert. Wood framed door leading through to the living room.

## Living Room

13'05 x 17'00 (4.09m x 5.18m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed box bay window with bespoke fitted shutters. Fitted carpet staircase rising to the first floor. Access to under stairs storage. Wood framed doors leading to the entrance porch and kitchen / dining.

## Kitchen / Dining

12'04 x 17'04 (3.76m x 5.28m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the rear garden. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Integrated four ring gas hob. Integrated oven and microwave, integrated cooker hood. Stainless steel sink. Space for fridge / freezer. Wall mounted combination boiler housed. Dining area. Wood framed doors leading to the living room, second reception room and utility room.

## Second Reception Room

10'02 x 19'04 (3.10m x 5.89m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed window to the front elevation with bespoke fitted shutters. Wood framed door leading through to the kitchen / dining.

## Utility Room

6'01 x 6'06 (1.85m x 1.98m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Vinyl flooring. Wall and base units. Porcelain tiled splashbacks. Wood laminate worktops. Space for washing machine, space for tumble dryer. Wood framed door leading to a W.C. Cloakroom. A further wood framed door leading through to the kitchen / dining.

## W.C Cloakroom

2'11 x 6'04 (0.89m x 1.93m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splashback's. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin, close coupled toilet. Wood framed door leading through to the utility room.

## FIRST FLOOR

### First Floor Landing

4'02 x 6'05 (1.27m x 1.96m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood framed doors leading to bedrooms one, two and bedroom three. A further wood framed door leading to the family bathroom.

### Bedroom One

10'07 x 11'11 (3.23m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with fitted bespoke shutters. Through opening to dressing area. Wood framed door leading to the first floor landing.

### Dressing Area

5'04 x 6'10 (1.63m x 2.08m)

Smoothly plastering, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Through opening to the master bedroom. Wood framed door leading to the en-suite shower room.

### En-Suite Shower

4'07 x 6'10 (1.40m x 2.08m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear. Porcelain tiled splash backs. Double shower with electric shower overhead. Pedestal wash hand basin, close coupled toilet. Wood framed door leading through to the master bedroom.

### Bedroom Two

10'03 x 11'00 (3.12m x 3.35m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with fitted bespoke shutters. Double built-in wardrobe, further built-in wardrobes. Wood framed door leading through to the first floor landing.

### Bedroom Three

6'09 x 10'09 (2.06m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door to the first floor landing.

### Family Bathroom

6'02 x 6'05 (1.88m x 1.96m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Porcelain tiled splashback's. Bath, pedestal wash hand basin, close coupled toilet. Wood framed door leading through to the first floor landing.

## REAR

Enclosed rear garden. Sandstone paved patio area. Laid to lawn. Feather edged fencing surrounding. Laid decorative chippings to the side providing additional area for storage and space for shed. Side access to front driveway.

## COUNCIL TAX

Council tax band E

## 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.

