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## 160 White Farm, Barry CF62 9EW £350,000 Freehold

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

Nestled in the charming area of White Farm, Barry, this exquisite semi-detached town house offers a perfect blend of modern luxury and comfortable living. With four spacious bedrooms, including a master suite complete with a contemporary en-suite bathroom, this property is ideal for families seeking both style and functionality.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The living room seamlessly opens to a stunning open-plan kitchen, which boasts elegant quartz worktops, making it a delightful space for culinary enthusiasts. The design encourages a warm and sociable atmosphere, perfect for family gatherings or hosting friends.

The sitting room, overlooking the serene rear garden, features underfloor heating, ensuring a cosy environment throughout the year. This thoughtful addition enhances the comfort of the home, making it a perfect retreat during the colder months.

With two well-appointed bathrooms, this property caters to the needs of a busy household, providing convenience and privacy for all family members. The overall layout of the house is designed to maximise space and light, creating a welcoming ambiance that you will love coming home to.

In summary, this semi-detached house in White Farm is a remarkable opportunity for those seeking a luxurious yet practical family home. With its modern amenities and thoughtful design, it is sure to impress anyone looking for a new place to call home.



## FRONT

Access via a shared driveway, private position with Off-road parking via a tarmac driveway with space for multiple vehicles, lawn with mature shrubbery, steps with wrought-iron fencing to front door.

## ENTRANCE HALLWAY

Plastered ceiling and walls with dado rails, Amtico wood-effect flooring throughout, composite double-glazed obscure front door to front aspect, doors to living room, upstairs storage, and WC cloakroom.

## W.C/Cloakroom

5'4 x 2'9 (1.63m x 0.84m)

Plastered ceiling and walls with tiled surrounds, tile-effect vinyl flooring, pedestal wash basin with mixer tap, close-coupled toilet, radiator, UPVC double-glazed obscure window to the front.

## Living Room

26'4 x 16'4 (8.03m x 4.98m)

Plastered ceiling and walls with pendant lighting, continuation of wood-effect Amtico flooring, space for living room furniture.

## Kitchen

Smooth plastered ceiling with inset spotlights, smooth plastered walls, UPVC double-glazed windows to side and front with wooden shutter blinds; fully fitted shaker-style kitchen (navy with brass handles), quartz marble work surfaces with upstands and splashback, Belfast ceramic sink with mixer and hot tap, space for Rangemaster cooker with wall-mounted extractor, space for American-style fridge-freezer, integrated dishwasher and washing machine, space for wine cooler, breakfast bar with dining space, wall-mounted combination boiler in cupboard, Amtico wood-effect flooring, vertical modern wall-mounted radiator; open to living room.

## Sitting Room

13'2 x 10'3 (4.01m x 3.12m)

Plastered ceiling with inset spotlights, plastered walls, UPVC double-glazed windows surrounding, slate-style porcelain tiled floor with underfloor heating, UPVC double-glazed door to living room, UPVC double-glazed French doors to rear garden.

## FIRST FLOOR

### Landing

Fitted carpet stairs, plastered ceiling and walls, doors to bedrooms and family bathroom, storage cupboards; fitted carpet stairs rising to second floor.

### Bedroom Two

12'7 x 9'3 (3.84m x 2.82m)

Plastered ceiling and walls, wood-effect vinyl flooring, radiator, UPVC double-glazed window to the front with views across green space.

### Bedroom Three

13'1 x 9'3 (3.99m x 2.82m)

Plastered ceiling and walls, fitted carpet, UPVC double-glazed window overlooking the rear garden, radiator.

### Bedroom Four

7'5 x 6'4 (2.26m x 1.93m)

Plastered ceiling and walls, fitted carpet, UPVC double-glazed window overlooking the rear garden, radiator.

### Family Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Plastered ceiling and walls, tile surrounds, vinyl flooring, UPVC double-glazed obscure window to the front elevation, bath with mixer tap, pedestal wash basin with mixer tap, close-coupled toilet, shaver point, radiator, extractor fan.

## SECOND FLOOR

Plastered ceiling, plastered walls, fitted carpet flooring. Doors to master suite.

### Master Suite

20'7 x 10'3 (6.27m x 3.12m)

Plastered ceiling and walls, fitted carpet, UPVC double-glazed window overlooking the front elevation with views across green space, sliding mirrored fitted wardrobe doors, eaves storage, radiator, door to en-suite.

## En-Suite

8'7 x 8'2 (2.62m x 2.49m)

Plastered ceiling, high-gloss porcelain tiled walls and wood-effect tiled floor with aqua panelling, walk-in shower cubicle with matte black mains shower and attachment, close-coupled toilet, vanity wash basin with matte black mixer tap, wall-mounted storage with LED surround, vertical towel radiator, UPVC double-glazed rear window.

## REAR GARDEN

Fully enclosed; slate or Indian sandstone patio, wooden gate to front, steps up to a lawned area, raised flower beds with mature shrubs, feather-edge fencing, outside lighting and tap, access to garage with full power and lighting and up-and-over door 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 . 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			
		79	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

