1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



112 Fonmon Park Road, Barry CF62 3BF
Chain Free £260,000 Freehold

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

Situated in the charming Fonmon Park Road in Barry, this beautifully presented detached house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families seeking a welcoming home. The spacious living room and separate sitting room provide ample space for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The modern family bathroom is thoughtfully designed, ensuring convenience and comfort for all. One of the standout features of this property is the generous rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

This home is not only aesthetically pleasing but also practical, making it a fantastic choice for those looking to settle in a friendly neighbourhood. With its combination of space, modern amenities, and a lovely garden, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this charming house your new home.







FRONT
The front area consists of stone chippings, paved pathways, and raised flower beds, with a path leading to the front entrance.

ENTRANCE HALLWAY
The entrance hallway has a textured ceiling, plastered walls, and herringbone vinyl flooring. A door opens to the front, while glass panel doors provide access to the living room and sitting room. A doorway leads into the kitchen.

SITTING ROOM
15'0 x 7'7 (4.57m x 2.31m)
Sitting room has a textured ceiling, plastered walls, and herringbone vinyl flooring. It includes a UPVC double glazed window to the front, fitted storage cupboards, and a wall-mounted radiator.

KITCHEN
12'9 x 5'5 (3.89m x 1.65m)
Textured ceiling, plastered walls, and vinyl herringbone flooring. It is equipped with two UPVC double glazed windows, base units with laminate work surfaces, a stainless steel sink with a mixer tap, and an electric cooker and grill. Additionally, there is an integrated induction hub, space for a tall fridge freezer, plumbing for a washing machine, and tiled splashback areas.

LIVING ROOM
17'8 x 13'1 (5.38m x 3.99m)
Features a textured ceiling, plastered walls, and carpet flooring. A carpeted staircase with a wooden balustrade leads to the first floor, with an understairs storage cupboard available. The room includes a feature fireplace with a timber surround, marble inserts, and a hearth. There is also a wall-mounted radiator, a UPVC double glazed window overlooking the rear garden, and a door that opens into the sunroom.

SUN ROOM
The sunroom has a glass roof, glass panel windows, and sliding patio doors that open to the rear garden. The flooring is herringbone vinyl.

FIRST FLOOR

LANDING
The landing has a textured ceiling, plastered walls, and carpet flooring. Stairs with a wooden balustrade descend from this level. There is a fitted storage cupboard containing shelving, a radiator, and a wall-mounted combination boiler.

BEDROOM ONE
10'2 x 8'1 (3.10m x 2.46m)
Textured ceiling, plastered walls, carpet flooring, and fitted wardrobes with mirrored sliding doors. A wall-mounted radiator and a UPVC double glazed window to the front aspect are also present.

BEDROOM TWO
12'6 x 8'5 (3.81m x 2.57m)
Textured ceiling, plastered walls, and carpet flooring. It includes a UPVC double glazed window to the rear and a wall-mounted radiator.

BEDROOM THREE
8'9 x 8'8 (2.67m x 2.64m)
Textured ceiling, plastered walls, and carpet flooring. It contains a UPVC double glazed window to the rear and a radiator.

FAMILY SHOWER ROOM
8'1 x 5'6 (2.46m x 1.68m)
Textured ceiling, plastered walls with marble aqua panelling, and vinyl flooring. It includes a opaque UPVC double glazed window to the rear, a toilet, a pedestal wash hand basin, and a double shower cubicle with a glass screen and a mains-operated shower with a handheld attachment. A vertical tower rail heater is also installed.

REAR GARDEN
The garden is enclosed and level, with timber fencing providing privacy. It features a paved patio, stone chippings, artificial grass, and paved pathways that lead to the front of the property.

COUNCIL TAX
Council tax band d.

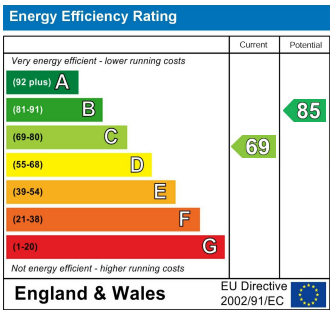
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The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These 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.

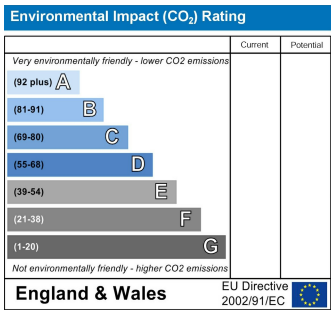
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Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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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