



**13 Heol Sirhwi, Barry  
Vale of Glamorgan CF62 7TG**

**£257,500  
Freehold**

A three bedroom, modern linked detached dwelling placed on the ever popular location of Cwm Talwg close to Pontypridd Road leading to Cardiff/M4. Shops and schools are in close proximity. Briefly comprising; entrance porch, hallway, w.c./cloakroom, living room with access to conservatory, fitted kitchen and utility room leading to an integral garage. To the first floor; three bedrooms with fitted storage and a family bathroom. Benefiting from UPVC double glazing and gas central heating. To the front; a driveway leading to garage and laid lawn. To the rear; a patio area with steps descending to a further level enclosed garden with trees and shrubs. Early viewing essential. Offered with no chain.





### FRONT

Driveway leading to garage. Flower beds and shrubs. Laid lawn. Enter property via UPVC double glazed door.

### Entrance Porch

7'3" max x 3'1" max (2.21m max x 0.94m max )

UPVC double glazed windows. Brick walls. Vinyl flooring. Composite double glazed opaque glass front door opening to hallway.

### Hallway

Textured ceiling. Coving. Papered walls. Fitted carpet. Under stairs storage cupboard. Door opening to living room, kitchen and cloakroom. Radiator.

### Cloakroom/w.c

5'8" max x 2'8" max (1.73m max x 0.81m max )

Textured ceiling. Coving. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass window to the front. Close coupled cistern w.c. Cloakroom wash-hand basin.

### Living Room

26'1" max x 10'6" max (7.95m max x 3.20m max )

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Aluminium double glazed sliding door to the rear. Two radiators.

### Conservatory

8'6" max x 6'7" max (2.59m max x 2.01m max )

Poly-carbonate roof. UPVC double glazed windows. Door opening to rear garden. Laminate flooring.

### Kitchen

10'5" max x 8'6" max (3.18m max x 2.59m max )

Textured ceiling. Coving. Papered walls. Vinyl flooring. UPVC double glazed window to the rear. Integrated eye level electric oven. Halogen hob with extractor over. Under-stairs storage. Two bowl stainless steel sink.

### Utility/Storage Area

8'8" max x 7'9" max (2.64m max x 2.36m max )

Textured ceiling. Coving. Papered walls. Vinyl flooring. UPVC double glazed opaque glass door and window to the rear. Radiator. Space for tall fridge freezer. Door opening to integral garage.

### Garage

17'4" max x 8'10" max (5.28m max x 2.69m max )

Garage with light and power. Space for washing machine.

### FIRST FLOOR

### Landing

Textured ceiling. Attic hatch. Coving. Papered walls. Fitted carpet. UPVC double glazed opaque glass window to the side. Doors to three bedrooms and bathroom.

### Bedroom 1

13'11" max x 9'11" max (4.24m max x 3.02m max )

Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Built in double wardrobes. Radiator.

### Bedroom 2

10'0" max x 9'9" max (3.05m max x 2.97m max )

Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Built in double wardrobes. Radiator.

### Bedroom 3

8'8" max x 7'3" max (2.64m max x 2.21m max )

Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Built in over stairs cupboard. Radiator.

### Bathroom

7'2" max x 5'9" max (2.18m max x 1.75m max )

Textured ceiling. Ceramic tiled walls. Vinyl flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with electric shower over. Chrome towel rail radiator.

### REAR

Patio area. Steps descending to laid lawn and further patio area. Shrubs and flower beds. Trees.

### COUNCIL TAX

Council tax band E

### 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.

### DISCLAIMER

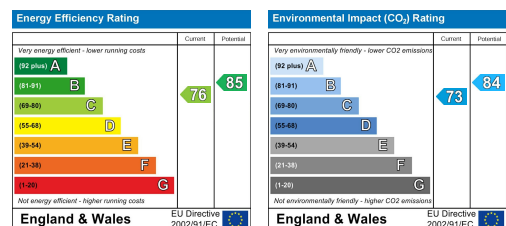
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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

### PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

### 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.



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