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59 Meadow Vale, Barry CF63 1ES £159,950 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING E

VIEWING HIGHLY RECOMMENDED.....A well presented, modern starter home that is an ideal first time buy in a popular location, situated off the link road in easy access to the M4. The property, briefly comprises, entrance hallway, living room with stairs rising to first floor, dining area, separate contemporary fitted kitchen, two double bedrooms and a family shower room. Benefiting via, UPVC double glazing throughout and gas central heating via a combination boiler. To the rear, an enclosed private garden, with areas of decking and a low maintenance patio, door leading to a garage. To the front an open plan laid to lawn garden with block paved driveway providing ample parking. Viewing recommended.



FRONT

Enclosed with fencing. Mainly laid to briquette driveway providing off road parking for two vehicles. Shrub and flower border. Enter property via hardwood door with attractive lead design glazed panels leading into:

Entrance Hallway

Wall mounted consumer unit. Dado rail. Stone tiling to floor. Door giving access into:

Living/Dining Room

15'6" max x 12'2" max (4.72m max x 3.71m max)

Living Room: UPVC double glazed window to front elevation. Radiator. Chrome light switches and power points. Fitted carpet to stairs rising to first floor landing with under stairs storage space or display area. Square archway through to:

Dining Area:

UPVC double glazed window to rear elevation overlooking the garden. Coving to ceiling. Chrome light switches and power points. Ample room for dining suite and additional furniture. Opening onto:

Kitchen

15'6" max x 8'10" max (4.72m max x 2.69m max)

UPVC double glazed window to rear elevation overlooking the garden. Coving to ceiling. Contemporary high gloss kitchen comprising; range of wall and base units with granite effect work surfaces over. Tiling to all splash back areas. Stainless steel sink and drainer with mixer tap over. Room for slot in cooker. Plumbing for washing machine. Chrome light switches and power points. Marble effect tiling to floor. UPVC double glazed door leading out to the garden.

FIRST FLOOR

Landing

Built in cupboard providing storage and access to loft space. Power point. Fitted carpet. Doors off to bedrooms and bathroom.

Bedroom 1

11'11" max x 9'3" max (3.63m max x 2.82m max)

UPVC double glazed window to front elevation. Coving to ceiling. Built in treble wardrobes providing generous storage. Feature papered wall. Radiator. Power points. Fitted carpet.

Bedroom 2

11'6" max x 7'0" max (3.51m max x 2.13m max)

UPVC double glazed window to rear elevation overlooking the garden. Coving to ceiling. Radiator. Power points. Wall mounted combination boiler operating hot water and central heating. Fitted carpet.

Bathroom

7'4" max x 5'8" max (2.24m max x 1.73m max)

Obscure UPVC double glazed window to rear elevation. Coving to ceiling. walk in shower cubicle. Wash hand basin with pedestal and low level w/c. Laminate splash backs. Radiator.

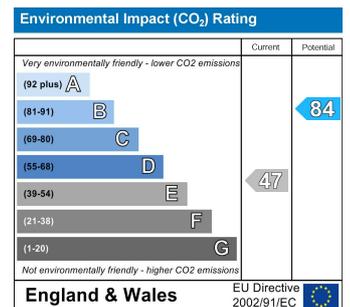
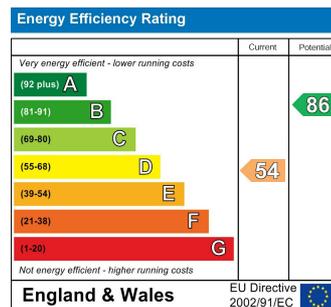
REAR

REAR GARDEN

Enclosed with walls and timber fencing. Low maintenance with the majority laid to patio providing ample room for garden furniture. Additional decked areas, one enclosed with balustrade. Raised flower borders. Patio. Outside water tap and security lighting. Access into garage.

GARAGE

Accessed via up and over door and benefiting from additional storage space to the roof. Obscure window to rear elevation. Power and lighting.



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