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## 62 Meadow Vale, BARRY CF63 1ES £239,950 Freehold

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

A beautifully presented detached home situated in a cul-de-sac location and boasting a block paved driveway providing ample off-road parking. The property offers a high standard throughout, with modern living in mind, a fitted kitchen with under-floor heating, the dining room and lounge both benefit from patio doors into the garden, there is a utility room and finally a cloakroom. To the first floor there are three bedrooms and a family bathroom. Externally there is an enclosed garden to the rear which has been landscaped and to the front there is a block paved driveway.



## FRONT

Set in the corner of a cul-de-sac and approached via a driveway in block paving, leading to composite obscure glass double glazed front door.

## Hallway

14 x 11'7 (4.27m x 3.53m)

Smoothly plastered ceiling, plastered walls, laminate flooring, radiator, stairs rising to first floor. Storage beneath. Wooden doors leading into all rooms.

## W.C. Cloakroom

6 x 2'8 (1.83m x 0.81m)

Smoothly plastered ceiling, floor to ceiling tiles, wall lighting, close coupled toilet with vanity wash hand basin, heated towel rail and a side aspect UPVC obscure double glazed window.

## Living room

17'7 x 11'5 (5.36m x 3.48m)

Plaster ceiling, plaster walls. Laminate flooring, rear aspect UPVC double glazed French style doors access the garden, an upright contemporary radiator and a rear aspect UPVC double glazed window.

## Kitchen

13'4 x 10'9 (4.06m x 3.28m)

Smoothly plastered ceiling, plastered walls. Double glazed UPVC window overlooking to the front. A range of wall and base units with an inset four ring gas hob, a fitted oven beneath and a hood above, there is an inset stainless steel sink and drainer unit with a mixer tap. The kitchen offers space and plumbing for appliances, under floor heating, a front aspect PVCU double glazed window and a breakfast bar. The kitchen is finished with tiled flooring, tiled splash-backs and pelmet lighting.

## Utility room

8'5 x 8 (2.57m x 2.44m)

Smoothly plastered ceiling and walls, tiled flooring. Wall and base units with an inset stainless steel sink and drainer unit with a mixer tap, Plumbing and space for appliances, tiled splash-backs and a front aspect UPVC double glazed window.

## Dining area

19'7 x 8'1 (5.97m x 2.46m)

Wooden door from utility leading into dining area. Plastered ceiling and walls, laminate flooring, Radiator, double glazed UPVC patio doors leading to garden.

## Landing

Carpet stairs with wooden staircase, plastered ceiling and walls. Double glazed UPVC window overlooking the side elevation, wooden doors leading to bedrooms and family bathroom.

## Bedroom 1

12'11 x 10'4 (3.94m x 3.15m)

Plastered ceilings, Plastered walls feature wallpaper wall, laminate flooring fitted wardrobes, double glazed UPVC window overlooking the rear. radiator.

## Bedroom 2

11'3 x 11 (3.43m x 3.35m)

Textured ceiling, plastered walls, laminate flooring, double glazed UPVC window overlooking the front. one radiator.

## Bedroom 3

8'7 x 7'4 (2.62m x 2.24m)

Textured ceiling, plastered walls, laminate flooring UPVC double glazed window overlooking the rear, fitted wardrobe. Radiator.

## Family Bathroom

7 x 6'10 (2.13m x 2.08m)

Plastered ceiling. A white three piece suite comprising a panelled bath with an electric shower over and a glass shower screen. A low level W.C and a vanity wash basin. There are tiled walls, tiled flooring, a fitted wall cabinet, a heated towel rail and finally a front aspect obscure UPVC double glazed window.

## REAR

An enclosed garden, which has been landscaped and mainly laid to paving stones. There is an area of decorative, artificial turf and a slate shingled border with a water feature. There is access to the side and front. Note: There has been council approval to extend the rear boundary fence of the garden.

## COUNCIL TAX

Council tax band tba

## 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.

## 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.

## GENERAL

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                 |           | (92 plus) A   |           |
| (81-91) B                                   |           | (81-91) B   |           |
| (69-80) C                                   |           | (69-80) C   |           |
| (55-68) D                                   |           | (55-68) D   |           |
| (39-54) E                                   |           | (39-54) E   |           |
| (21-38) F                                   |           | (21-38) F   |           |
| (1-20) G                                    |           | (1-20) G  |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 70        |   | 83        |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

