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53 Porth-Y-Castell, Barry CF62 6QD £410,000 Freehold

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

OPEN TO OFFERS A fabulous opportunity to acquire a much loved, three bedroom, linked detached home placed in the sought after 'Garden Suburb' location of Barry. Purpose made paths lead to Marine Drive, Romilly Park, Porthkerry Country Park, Cold Knap and several beaches. Local bus services operate close by. Accommodation briefly comprises; entrance hallway with original stained glass doors and windows, spacious lounge. Living/dining room, a fitted kitchen, utility room, cloakroom/w.c. and lean to giving access to rear garden and garage. To the first floor, a spacious master bedroom, second bedroom leading to what was originally a balcony but used as a 4th bedroom (could easily be converted to an en-suite), further single bedroom, family shower room and separate w.c. To the front an enclosed laid to lawn garden and driveway leading to garage. To the rear a south easterly facing garden with paving, laid lawn, mature shrubs, trees and side access. The property benefits from original features, double glazing and gas central heating. Sold with no onward chain. An ideal family home in a popular location. Agents note:- Original block flooring to the ground floor (under carpets)



FRONT

Driveway leading to garage with electric door. Laid lawn. Flower beds and shrubs. Side access. Archway with UPVC double glazed doors opening to entrance porch.

Entrance Porch

8'6" max x 2'11" max (2.59m max x 0.89m max)

Smoothly plastered ceiling. Smoothly plastered walls. Original black and white tiled flooring. Wooden stained glass original door with stained glass side panels.

Hallway

Papered ceiling. Papered walls. Fitted carpet. Radiator. Under stairs storage cupboards. Doors to living room, dining room and kitchen.

Lounge

15'7" max x 12'11" max (4.75m max x 3.94m max)

Papered ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed bay window to the front. UPVC double glazed window to the side. Radiator.

Living Room/Dining Room

22'3" max x 12'11" max (6.78m max x 3.94m max)

Papered ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the rear. UPVC double glazed window to the side. Radiator.

Kitchen

10'3" max x 8'0" max (3.12m max x 2.44m max)

Papered ceiling. Papered walls. Vinyl flooring. UPVC double glazed bay window to the rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated eye level double electric oven. Halogen hob with extractor over. Integrated fridge. Two bowl sink. Wall mounted conventional boiler. Radiator.

Utility Room

6'9" max x 4'11" max (2.06m max x 1.50m max)

Papered ceiling. Papered walls. Vinyl flooring. UPVC double glazed window to the rear. Glazed wooden door opening to lean-to. Space for washing machine and slimline dishwasher. Belfast sink.

Cloakroom/W.C.

4'10" max x 2'4" max (1.47m max x 0.71m max)

Papered ceiling. Papered walls. Vinyl flooring. Wooden opaque glass window to garage. Cistern w.c.

Lean-To

11'1" max x 6'11" max (3.38m max x 2.11m max)

UPVC double glazed opaque glass door opening to garden and garage access.

Garage

17'8" max x 12'5" max (5.38m max x 3.78m max)

Garage with light and power. Electric up and over garage door.

FIRST FLOOR

Landing

Papered ceiling. Attic hatch. Papered walls. Fitted carpet. Original stained glass window to the side. Doors to three bedrooms, shower room and separate w.c.

Bedroom 1

16'3" max x 13'0" max (4.95m max x 3.96m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed bay window to the front. Radiator. Fitted wardrobes.

Bedroom 2

14'11" max x 13'5" max (4.55m max x 4.09m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the side. Radiator. Wooden door and glazed windows opening to summer room. Built in wardrobes.

Previously a balcony/4th Bedroom

13'1" max x 5'1" max (3.99m max x 1.55m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Partial views of Barry Island. Radiator.

Bedroom 3

8'6" max x 8'1" max (2.59m max x 2.46m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

Shower Room

8'5" max x 7'6" max (2.57m max x 2.29m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed opaque glass window to the rear. Bidet. Pedestal wash-hand basin. Corner entry shower cubicle with mains pressure shower. Airing cupboard. Radiator.

W.C.

5'1" max x 2'7" max (1.55m max x 0.79m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed opaque glass window to the side. Close coupled cistern w.c.

REAR

Enclosed rear garden. Patio area. Laid lawn. Flower beds, shrubs and trees.

COUNCIL TAX

Council tax band G

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.

