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12 Solent Road, Barry CF63 2AB Offers In Excess Of £260,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Nestled on Solent Road in the charming town of Barry, this delightful semi-detached house offers a perfect blend of modern living and comfort. The property boasts a spacious and contemporary open-plan living area that seamlessly connects the living room to the kitchen diner, creating an inviting space ideal for both relaxation and entertaining. The kitchen is well-equipped with integrated appliances, making it a joy for any home cook.

This residence features three well-proportioned bedrooms, including two generous double rooms that provide ample space for rest and relaxation with the master bedroom featuring a walk in wardrobe, alongside a smaller single bedroom that could serve as a perfect guest room or home office. The family bathroom is conveniently located, ensuring ease of access for all.

Outside, the property is complemented by an enclosed rear garden, providing a safe and private outdoor space. The front of the house features a large driveway, offering parking for multiple vehicles, which is a significant advantage in this area.

The attic area has been boarded and has a Velux window to the rear, the attic area also benefits from power and lighting.

This home is ideal for families or professionals seeking a comfortable and stylish living environment in a desirable location. With its modern amenities and spacious layout, this property is sure to appeal to a wide range of potential buyers. Don't miss the opportunity to make this lovely house your new home.

Agents note: Planning permission has been granted for a double side extension and a single storey back extension. Details can be found on the Vale of Glamorgan portal.



FRONT

Large tarmac drive with block paved infills providing ample room for multiple vehicles. Planted established shrubbery. Side access via double gates to rear. Composite front door leading to entrance hallway.

Entrance Hallway

5'01 x 5'08 (1.55m x 1.73m)

Smoothly plastered ceiling, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed windows to side and front elevations with obscured glass. Composite front door with obscured glass insert. Through opening to living room. Fitted carpet staircase rising to the first floor.

Living Room

12'07 x 16'10 (3.84m x 5.13m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to entrance hallway. Through opening to kitchen / dining.

Kitchen / Dining

10'10 x 15'02 (3.30m x 4.62m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to the rear garden. Modern fitted kitchen, comprising of base units. Floor to ceiling larder cupboards. Wood laminate worktops and up stands. Integrated full size fridge and freezer, integrated microwave and separate fan assisted oven, Five ring gas hob. Integrated dishwasher. Composite sink. Breakfast bar area. Through opening to living.

FIRST FLOOR

First Floor Landing

5'11 x 8'06 (1.80m x 2.59m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading through to the family bathroom.

Bedroom One

10'02 x 13'00 (3.10m x 3.96m)

Textured ceiling with coving, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Walk in wardrobe area. Wood panelled door leading through to the first floor landing.

Bedroom Two

9'01 x 10'07 (2.77m x 3.23m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Three

6'05 x 9'05 (1.96m x 2.87m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

Family Bathroom

6'01 x 6'02 (1.85m x 1.88m)

Textured ceiling, plastered walls - Ceramic tiled walls and flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Vanity toilet. Free standard bath. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden with block paved patio areas. Ample room for garden furniture. Access to outdoor utilities. Outbuilding with power and lighting. Access to drive. UPVC double glazed French doors leading to the kitchen / breakfast.

COUNCIL TAX

Council tax band C

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

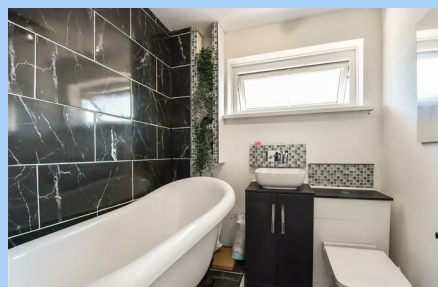
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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