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40 Hawthorn Road, Barry CF62 6LE
£345,000 Freehold

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

Situated in a desirable location at the end of a quiet cul-de-sac on Hawthorn Road, Barry, this extended semi-detached family home offers a perfect blend of comfort and space. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The family bathroom, along with a convenient ground floor shower room, ensures that morning routines run smoothly for everyone.

The home boasts three reception rooms, providing ample space for relaxation and entertainment. The sun room, in particular, invites natural light and offers a lovely spot to unwind while enjoying views of the garden. The layout is thoughtfully designed to cater to modern family living, making it easy to host gatherings or enjoy quiet evenings at home.

Outside, the rear garden presents a wonderful opportunity for outdoor activities and gardening enthusiasts. There is also potential to further expand the property, subject to planning permission, allowing you to tailor the home to your specific needs.

Parking is a breeze with space available for up to three vehicles, ensuring convenience for family and guests alike. This property truly embodies the essence of family living in a peaceful setting, making it a must-see for those looking to settle in Barry. Don't miss the chance to make this charming house your new home.

FRONT
The front of the property has a large driveway for multiple vehicles, brick-built walls, and raised flower beds with stone chippings. Paved pathways provide access to the porch.

Entrance Porch
7'3 x 4'9 (2.21m x 1.45m)
Plastered ceilings and walls, and ceramic tile flooring. It features a UPVC double glazed front door and side panel, with an obscure glass door opening into the entrance hallway. A wooden door leads to an extension.

Hallway
13'1 x 6'2 (3.99m x 1.88m)
Papered ceiling with coving, papered walls, and fitted carpet. Stairs with a wooden balustrade rise to the first floor. There is a wall-mounted radiator and doors leading to the front living room, lounge, and kitchen.

Living Room
12'5 x 11'9 (3.78m x 3.58m)
Papered ceiling with coving, plastered walls, and original parquet flooring. It features a UPVC double glazed bay window to the front and a wall-mounted radiator.

Lounge
20'6 x 11'3 (6.25m x 3.43m)
Papered ceiling with coving, plastered walls, and fitted carpet. It features a fireplace with a wood surround and marble hearth, a wall-mounted radiator, and UPVC double glazed French doors opening to the conservatory.

Sun Room
11'6 x 9'6 (3.51m x 2.90m)
Polycarbonate vaulted roof, plastered walls with surrounding UPVC double glazed windows, and French doors to the garden. It has a radiator and space for dining.

Kitchen
17'3 x 6'8 (5.26m x 2.03m)
Timber-clad ceiling, textured walls with ceramic splashback tiles, and ceramic tile flooring. It includes a wooden pantry with lighting, a radiator, a UPVC double glazed window to the rear, and a wall-mounted boiler. The kitchen is fitted with eye-level and base units, laminate work surfaces, space for a gas cooker with an extractor fan above, plumbing for a dishwasher, and a stainless steel sink.

Sitting Room

INNER HALLWAY
A wooden door from the extension opens to an inner hallway, which leads to a WC/shower room and a utility area.

Utility Room
15'6 x 7'3 (4.72m x 2.21m)
Plastered ceilings with loft access, ceramic tile flooring, a radiator, and a door to the rear garden. It has plumbing for a washing machine, space for a tumble dryer and fridge freezer, and includes fitted shelving and an extractor fan. A glass wooden door opens to the kitchen.

Shower Room
5'9 x 4'4 (1.75m x 1.32m)
Plastered ceilings and walls, ceramic tile flooring, an obscure glass window, a toilet, a wash basin, a shower cubicle with a mains-operated shower, a radiator, and an extractor fan.

FIRST FLOOR

Landing
8'2 x 7'4 (2.49m x 2.24m)
Papered ceiling with coving, papered walls, and a fitted carpet. It features a wooden balustrade and a UPVC double glazed obscure glass window to the side. Wooden doors provide access to the bedrooms and the family bathroom.

Bedroom One
12'4 x 12'3 (3.76m x 3.73m)
Papered ceiling, papered walls with picture rails, and fitted carpet. It has a UPVC double glazed window overlooking the rear, a fitted airing cupboard with a hot water tank, and a wall-mounted radiator.

Bedroom Two
14'1 x 10'8 (4.29m x 3.25m)
Papered ceiling and walls with picture rails. It includes fitted wardrobes, fitted carpet, a wall-mounted radiator, and a UPVC double glazed bay window overlooking the front.

Bedroom Three
7'4 x 7'1 (2.24m x 2.16m)
Papered ceiling, papered walls with picture rails, and fitted carpet. It is equipped with a UPVC double glazed window to the front and a wall-mounted radiator.

Family Bathroom
7'2 x 6'2 (2.18m x 1.88m)
Timber-clad ceiling, tiled walls, and tile-effect vinyl flooring. It includes a UPVC double glazed obscure glass window, a bath with a mixer tap and electric shower over, a close-coupled toilet, a pedestal wash hand basin, and a wall-mounted radiator.

REAR GARDEN
The fully enclosed rear garden includes a paved patio area, a lawn with pathways, raised flower beds, a greenhouse, and a garden shed. The garden is surrounded by timber fencing and a brick wall, with wall-mounted lighting and an outside tap. There is potential for further expansion, subject to planning consent.

COUNCIL TAX
Council tax band E.

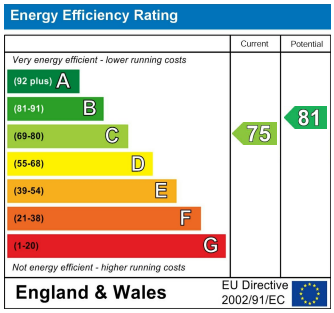
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully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

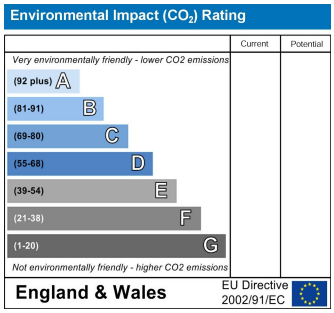
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.





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