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78 Whitewell Road, Barry CF62 9TU £250,000 Freehold

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

Nestled on the charming Whitewell Road in Barry, this delightful semi-detached house offers a perfect blend of modern living and serene surroundings. With three well-appointed bedrooms and a stylish family bathroom, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a bright and inviting hallway that leads to a spacious living room. This area features a cosy log burner, perfect for those chilly evenings, and offers lovely views over the Merthyr Dyfan conservation area. Adjacent to the living room is a contemporary kitchen / dining, equipped with integrated appliances and elegant quartz worktops, making it a joy for any home cook.

The ground floor also boasts a versatile conservatory, currently utilised as a home gym, which benefits from power and can easily be adapted to suit your needs.

Upstairs, you will find three beautifully decorated bedrooms with built-in wardrobes, each providing a peaceful retreat. The modern family bathroom is designed with comfort in mind, ensuring a relaxing space for all.

The exterior of the property is equally impressive, featuring an enclosed landscaped garden that is perfect for outdoor entertaining. The garden showcases porcelain tiled pathways and a decked seating area, providing ample space for garden furniture. The laid Astro turf lawn and established shrubbery add to the charm, while an outbuilding and summer house offer additional storage or leisure options.

Conveniently located near Colcot Road, this home provides easy access to Cardiff and the M4, making it an ideal choice for commuters. With its attractive features and prime location, this property is not to be missed.



FRONT

Enclosed Tiered front garden, Sandstone laid paved pathway and steps. Laid decorative chippings. Planted established shrubbery. Laid Astro Turf lawn area. UPVC double glazed front door leading to entrance hallway. Views across the adjacent Merthyr Dyfan conservation area.

Entrance Porch

3'09 x 6'01 (1.14m x 1.85m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the front and side elevations. UPVC double glazed front door with obscured glass insert. Through opening to the entrance hallway.

Entrance Hallway

5'08 x 11'00 (1.73m x 3.35m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Through opening to the living room. A further through opening to kitchen / dining area.

Living Room

10'11 x 14'07 (3.33m x 4.45m)

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

Kitchen / Dining

9'08 x 20'07 (2.95m x 6.27m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. LVT flooring. UPVC double glazed window to the rear. UPVC double glazed patio doors leading to conservatory. Through opening to living room, through opening to entrance hallway. A modern fitted kitchen comprising of wall and base units. Quartz worktops, Upstands and Hob Panel. Integrated induction hob and hood. Integrated double oven. Integrated fridge / freezer, Integrated dishwasher and washing machine.

Conservatory

8'08 x 13'08 (2.64m x 4.17m)

Polycarbonate roof. UPVC double glazed windows to the side and rear elevations. UPVC double glazed French doors leading out to the rear garden. Power & Lighting.

FIRST FLOOR

First Floor Landing

5'11 x 8'00 (1.80m x 2.44m)

Smoothly plastered 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 to the family bathroom. Fitted carpet staircase rising from the ground floor. Access to airing cupboard with wall mounted combination boiler.

Bedroom One

9'08 x 14'04 (2.95m x 4.37m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to built in storage. Wood panelled door to the first floor landing.

Bedroom Two

9'11 x 12'04 (3.02m x 3.76m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading to the first floor landing.

Bedroom Three

6'10 x 9'11 (2.08m x 3.02m)

Smoothly plastered ceiling with coving, 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

5'06 x 7'10 (1.68m x 2.39m)

Smoothly plastered ceiling with inset lights and vent extractor. Ceramic tiled flooring and walls. Wall mounted towel rail. UPVC double glazed window to the rear and side elevations with obscured glass inserts. Pedestal wash hand basin. P shaped bath with thermostatically controlled shower overhead. Close coupled toilet. Wood Panelled door leading to the first floor landing.

REAR

Enclosed rear garden. Porcelain tiled steps and pathway. Sleeper edging surrounding laid Astro turfed lawn area. Planted established shrubbery. Decked Patio area providing ample room for garden furniture. Summer house. Out door storage building with separate power and lighting.

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

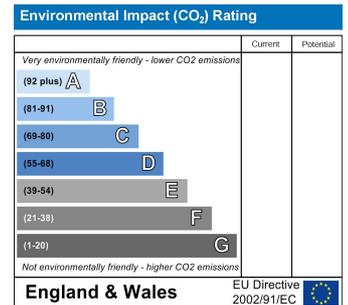
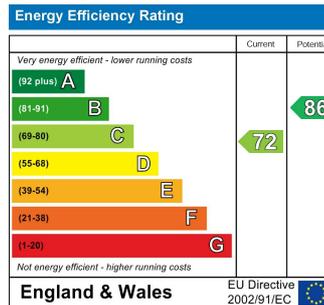
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PROCEEDS OF CRIME ACT 2002

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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