



2 Dyffryn Place, Barry CF62 8UN £390,000 Freehold

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

Situated in the charming area of Dyffryn Place, Barry, this delightful semi-detached house is a true family gem. Having been lovingly extended over the years, the property offers a warm and inviting atmosphere, perfect for creating lasting memories.

Upon entering, you are greeted by a welcoming porch that leads into a spacious hallway. The ground floor boasts two generous reception rooms, including a bright sitting room that features doors opening out to the rear garden, allowing for a seamless blend of indoor and outdoor living.

The expansive kitchen dining room is ideal for family meals and entertaining guests, while a convenient utility room and a cloakroom complete this level.

As you ascend to the first floor, you will find four well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

The exterior of the property is equally impressive, featuring a large driveway that accommodates multiple vehicles and grants access to an integral garage. The rear garden is a standout feature, offering a larger than average space adorned with beautiful shrubbery, a well-maintained lawn, and a generous patio area, perfect for summer gatherings or quiet evenings under the stars.

This much-loved family home is not just a property; it is a sanctuary that promises comfort and joy for years to come. With its ideal location and ample living space, it is a wonderful opportunity for those seeking a new place to call home.



FRONT

Large front drive with parking for multiple vehicles. Access to garage. UPVC double glazed door leading to the entrance porch. Side access to rear.

Entrance Porch

3'09 x 10'07 (1.14m x 3.23m)

Panelled ceiling, plastered walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the front. UPVC double glazed front door. Solid oak glazed door leading to the entrance hallway.

Entrance Hallway

7'01 x 11'08 (2.16m x 3.56m)

Textured ceiling, papered walls. Fitted carpet flooring - (original parquet flooring underneath). Fitted carpet staircase rising to the first floor. Solid oak wood doors leading to front living room, kitchen, and second sitting room. Access to under stairs storage.

Living Room

10'06 x 11'04 (3.20m x 3.45m)

Papered ceiling with coving, papered walls. Fitted carpet flooring - (original parquet flooring underneath). UPVC double glazed window to the front elevation. Solid oak wood door leading through to the entrance hallway.

Sitting Room

13'09 x 17'07 (4.19m x 5.36m)

Textured ceiling, papered walls. Fitted carpet flooring - (original parquet flooring underneath) Fireplace with electric fire. Solid oak wood door leading through to the entrance hallway. UPVC double glazed sliding doors leading out to the rear garden.

Kitchen / Dining

15'11 x 17'09 (4.85m x 5.41m)

Textured ceiling, smoothly plastered walls - part papered. Porcelain tiled splashback's. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated induction hob. Integrated oven. Stainless steel cooker hood. Stainless steel sink. Space for washing machine, space for dishwasher, space for fridge and freezer. Access to ladder storage. Wood framed glazed door leading through to the utility room. Solid oak wood door leading through to the entrance hallway.

Utility Room

4'08 x 5'06 (1.42m x 1.68m)

Polystyrene tiled ceiling, plastered walls. Vinyl flooring. UPVC double glazed door with obscured glass insert leading out to the rear garden. Wall and base units. Wood laminate worktop. Space for tumble dryer. Wood panelled door leading through to a W.C. Cloakroom.

W.C Cloakroom

2'09 x 5'01 (0.84m x 1.52m)

Smoothly plastered ceiling, PVC panelled walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Close coupled toilet.

FIRST FLOOR

First Floor Landing

9'01 x 14'11 (2.77m x 4.55m)

Textured ceiling with loft access with fixed loft ladder. (Please note attic is boarded with Velux window). Papered walls. Fitted carpet flooring. Solid oak wood panel doors leading to bedrooms one two and four. UPVC double glazed window to the front elevation. Fitted carpet staircase rising from the ground floor. Through opening to inner landing.

Bedroom One

11'00 x 12'00 (3.35m x 3.66m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Solid oak wood door leading through to the first floor landing.

Bedroom Two

10'11 x 11'11 (3.33m x 3.63m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Solid oak door leading through to the first floor landing.

Bedroom Four

7'05 x 9'01 (2.26m x 2.77m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Solid oak wood door leading through to the first floor landing.

Inner Landing

3'03 x 10'04 (0.99m x 3.15m)

Papered ceiling - part smoothly plastered, papered walls. Fitted carpet flooring. Built-in wardrobes. Wood panelled doors leading to bedrooms three and the family bathroom.

Bedroom Three

7'09 x 14'09 (2.36m x 4.50m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Solid oak wood door leading through to the inner landing.

Family Bathroom

7'06 x 7'08 (2.29m x 2.34m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Double shower with electric shower overhead. Close coupled toilet. Solid oak wood door leading through to the inner landing.

REAR

Larger than average rear enclosed garden. Paved patio area. Paved pathway. Laid to lawn. Planted established shrubbery. Outbuilding to the rear. Green house and storage shed. Side access to front drive. UPVC double glazed door leading to sitting room. A further UPVC double glazed single door with obscured glass leading to the utility.

GARAGE

Up and over garage door. Power and lighting.

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.



www.ninaestateagents.co.uk

