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## 24 Hinchsliff Avenue, Barry CF62 9US £235,000 Freehold

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

Situated on Hinchsliff Avenue in the charming town of Barry, this semi-detached house presents an exciting opportunity for those looking to create their dream home. With three well-proportioned bedrooms located on the upper floor, this property is ideal for families or those seeking extra space. The ground floor features a family bathroom, providing convenience for everyday living.

The house boasts a spacious frontage, complete with a driveway that accommodates parking for two vehicles, ensuring ease of access for you and your guests. While the property is in need of refurbishment, it is priced accordingly, allowing you to invest in the necessary updates and personal touches to truly make it your own.

Moreover, there is significant potential to extend the property to the side and rear, subject to the usual planning permissions. This offers a fantastic opportunity to enhance your living space and increase the value of your home in the future.

In summary, this semi-detached house on Hinchsliff Avenue is a blank canvas waiting for your creative vision. With its prime location, ample parking, and potential for expansion, it is a promising prospect for anyone looking to invest in a property with great potential. Don't miss the chance to transform this house into a beautiful family home.



## FRONT

Block-paved driveway for multiple vehicles; laid lawn with mature shrubbery; brick-built walls and feather-edge fencing; wrought-iron gate opening; wooden gate to rear entrance; UPVC double-glazed front door to entrance hallway.

## Entrance Hallway

The entrance hallway features a textured ceiling, papered walls, and fitted carpet flooring. Stairs rise to the first floor, and there is a wall-mounted radiator. A door leads to the living room.

## Living Room

14'3 x 11'9 (4.34m x 3.58m)

Textured ceiling; papered walls with picture rails and timber panelling; fitted carpet; gas fireplace; fitted storage; wall-mounted radiator; UPVC double-glazed window to front elevation; wooden door to kitchen.

## Kitchen

11'0 x 9'3 (3.35m x 2.82m)

Textured ceiling with timber; textured walls; wood-effect flooring; wall and base units; laminate work surfaces; space for appliances; wall-mounted combination boiler; UPVC double-glazed window to rear elevation; pantry storage; wooden door to lean-to; stainless steel sink with mixer tap.

## Side Conservatory

8'7 x 5'5 (2.62m x 1.65m)

Polycarbonate PVC roof; timber surround; wood flooring; space for utilities with plumbing for washing machine and under-counter fridge; access to rear garden.

## Family Bathroom

9'1 x 5'0 (2.77m x 1.52m)

Polystyrene ceiling tiles; papered and ceramic-tiled walls; pitted carpet flooring; close-coupled toilet; vanity wash-hand basin; bath with twin taps and electric shower over; UPVC double-glazed obscure window to rear elevation; wall-mounted radiator.

## FIRST FLOOR

### Landing

### Bedroom One

13'8 x 10'5 (4.17m x 3.18m)

Textured ceiling, papered walls, and carpet flooring. There is a UPVC double-glazed window overlooking the front. Fitted wardrobe and wall mounted radiator.

### Bedroom Two

12'2 x 8'4 (3.71m x 2.54m)

Plastered ceiling, papered walls, a picture rails, and carpet flooring. It includes a UPVC double-glazed window overlooking the rear elevation and a wall-mounted radiator.

### Bedroom Three

9'2 x 8'2 (2.79m x 2.49m)

Plastered ceiling, papered walls, picture rails, and carpet flooring. It also has a UPVC double-glazed window overlooking the front elevation and a wall-mounted radiator.

## REAR GARDEN

Paved pathways to main garden; laid-to lawn; mature shrubbery; feather-edge timber fencing enclosing; garden shed; raised flower beds; outside light; outside tap; potential to extend (subject to usual planning permission).

## 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

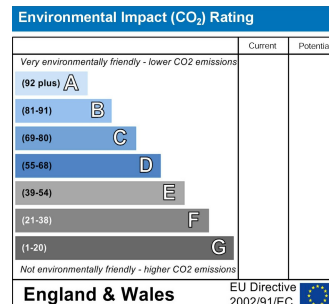
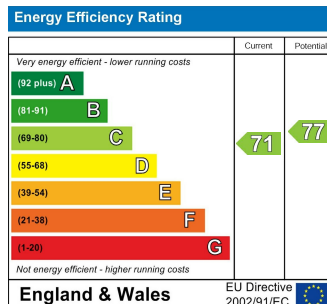
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## PROCEEDS OF CRIME ACT 2002

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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