



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



34 Enfield Drive, Barry CF62 8NU £220,000 Freehold

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

Nestled in the desirable Hunters Ridge Estate in Barry, this charming terraced house on Enfield Drive presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property features two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you are welcomed by an inviting entrance porch that leads into a cosy living area, perfect for relaxation or entertaining guests. The modern open-plan kitchen is a highlight of the home, seamlessly connecting to the rear garden, which is a delightful space for outdoor enjoyment.

The garden is generously sized, laid to lawn, and complemented by a patio area, providing an excellent setting for summer barbecues or simply unwinding in the fresh air.

On the first floor, you will find two bedrooms that offer ample space and natural light, along with a family bathroom that caters to all your needs. The property is equipped with UPVC double glazing throughout, while the gas central heating, powered by a combination boiler, adds to the comfort of the home.

Additionally, the front of the property features a driveway, providing convenient parking for one vehicle. The location is particularly advantageous, with supermarkets, a doctor's surgery, and both primary and secondary schools just a stone's throw away, making daily life both easy and convenient.

This property is a wonderful blend of comfort, modern living, and practicality, making it a must-see for anyone looking to settle in this sought-after area of Barry.



FRONT

Block paved driveway with parking for one vehicle. A front garden with laid to lawn, paved pathway with decorative chippings leading to a composite front door.

Entrance Porch

2'11 x 4'00 (0.89m x 1.22m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Composite front door with obscured glass inserts. Access to storage. Wood framed door with obscured glass inserts leading through leading to the living room.

Living Room

11'09 x 15'09 (3.58m x 4.80m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front. Fitted carpet staircase rising to the first floor landing. Wood panelled door leading through to the kitchen / breakfast. Wood framed door with obscured glass insert leading through to the entrance porch.

Kitchen / Breakfast

8'10 x 11'09 (2.69m x 3.58m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear. UPVC double glazed patio door with obscured glass insert leading out to the rear garden. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashback's. Integrated four ring gas hob. Integrated oven. Integrated fridge / freezer, stainless steel 1 1/2 bowl sink. Space for washing machine. Wood panelled door leading through to the living room. Breakfast bar area.

FIRST FLOOR

First Floor Landing

2'09 x 6'09 (0.84m x 2.06m)

Smoothly plastered ceiling with loft access via a drop-down fixed ladder. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor panel. Wood panelled doors leading to bedrooms one, and two. A further wood panel door leading through to the family bathroom.

Bedroom One

8'10 x 11'10 (2.69m x 3.61m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading to the first floor landing.

Bedroom Two

8'08 x 11'10 (2.64m x 3.61m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panel door leading to the first floor landing.

Family Bathroom

4'06 x 8'09 (1.37m x 2.67m)

Panelled ceiling with inset lights and a automated Velux window. Ceramic tiled walls. Wood laminate flooring. Wall mounted towel rail. Pedestal wash hand basin. Bath with thermostatically controlled shower overhead. Close coupled toilet. Access to storage housing a wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

REAR

An enclosed rear garden. Paved patio area. Paved pathway to a further seating area with laid paved patio. Laid to lawn. Feather edged fencing surrounding. Laid decorative chippings. Planted established shrubbery. UPVC double glazed door with obscured glass insert leading to 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.

