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# 8 Bron Awelon, Barry CF62 6PR
# £382,000 Freehold

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

Welcome to this charming semi-detached house located in the desirable area of Bron Awelon, Barry. This delightful property boasts a well-thought-out layout, featuring one inviting reception room that serves as the perfect space for relaxation and entertaining guests.

The house comprises three bedrooms, each adorned with elegant wooden shutter blinds, providing both privacy and a touch of sophistication. The modern bathroom has been tastefully designed, ensuring a comfortable and stylish experience for all residents.

At the heart of the home lies a contemporary kitchen, complete with a central island that not only enhances the cooking experience but also offers a wonderful dining area for family gatherings. The newly installed resin drive provides convenient parking for multiple vehicles, while the new tiled roof adds to the property's overall appeal and durability.

Step outside to discover a newly landscaped rear garden, a perfect oasis for outdoor enjoyment. Whether you wish to host summer barbecues or simply unwind in a tranquil setting, this garden offers a wonderful space to do so.

This property is an excellent opportunity for families or individuals seeking a modern home in a coastal location with short walks to public beaches and county parks. This semi-detached house in Bron Awelon is sure to impress. Don't miss the chance to make it your own.







## FRONT
A double resin driveway suitable for ample parking, tiled steps and porch area leading to a UPVC double glazed front door. Side access to storage and rear garden. Newly installed tiled roof.

## Entrance Hallway
**2'10 x 3'10 (0.86m x 1.17m)**
Smoothly plastered ceiling with coving, smoothly plastered walls, Victorian style vinyl flooring and fitted carpet runners to staircase. Wall mounted radiator with decorative radiator cover. UPVC double glazed obscured glass front door. Decorative wood panelling leading to the first floor. Wooden glass panel door opening to the living room.

## Living Room
**13'10 x 14'07 (4.22m x 4.45m)**
Smoothly plastered ceiling with coving, smoothly plastered walls, engineered oak wood flooring, wall mounted radiator. UPVC double glazed bay fronted window with fitted shutter blinds to the front elevation. Feature fireplace with log burner. Through to dining area and kitchen.

## Kitchen/ Diner
**14'01 x 17'02 (4.29m x 5.23m)**
Smoothly plastered ceiling with coving and inset lights, smoothly plastered walls, engineered oak wood flooring, wall mounted radiator. UPVC double glazed patio door to rear garden. UPVC double glazed window with obscured glass to the side elevation. UPVC double glazed window to the rear elevation. Shaker style Howden's kitchen, comprising of wall and base units, solid oak worktops. Integrated hob, integrated oven, stainless steel cooker hood, integrated dishwasher. Integrated washer dryer. Belfast sink with waste disposal and mixer tap with spray hose facility. Space for fridge freezer. Central island with storage and space for dining. Wooden door leading to W.C. Cloakroom.

## W.C Cloakroom
**5'1 x 3'10 (1.55m x 1.17m)**
Smoothly plastered ceiling with inset lights, smoothly plastered walls, porcelain tiled flooring. Close coupled toilet, vanity sink, sliding door to under stairs storage housing wall mounted combination boiler, wooden door leading out to dining area.

## FIRST FLOOR

## First Floor Landing
**6'00 x 6'10 (1.83m x 2.08m)**
Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring. UPVC double glazed window to the side elevation. Built-in storage to banister providing convenient storage.

## Master Bedroom
**9'05 x 10'09 (2.87m x 3.28m)**
Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed windows with fitted shutter blinds to the front elevation with views of the channel and island. Wooden door leading out to the first floor landing.

## Bedroom Two
**10'06 x 10'2 (3.20m x 3.10m)**
Smoothly plastered ceiling with coving and loft access, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window with fitted shutter blinds to the rear elevation. Wooden door leading out to the first floor landing.

## Bedroom Three
**7'05 x 8'07 (2.26m x 2.62m)**
Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window with fitted shutter blinds to the rear elevation. Wooden door leading out to the first floor landing.

## Family Bathroom
**6'01 x 6'03 (1.85m x 1.91m)**
Smoothly plastered ceiling with inset lights, polished porcelain tiled walls, vinyl flooring, heritage style radiator with towel rail. Pedestal wash hand basin, close coupled toilet, bath with mains powered shower overhead. Feature stain glass window inset from hallway. Wooden door leading out to the first floor landing.

## REAR
A fully landscaped rear garden with slate paved patio and decorative boarders with established shrubbery. Laid to lawn with paved pathway leading to a wooden summer house. Private and fully enclosed with mature trees surrounding. Side access with space for storage and leading to the front elevation.

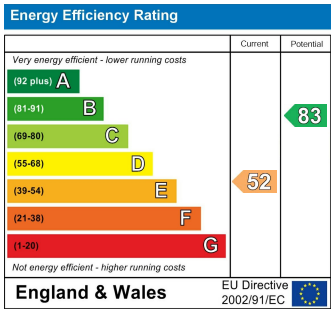
## COUNCIL TAX
Council tax band D

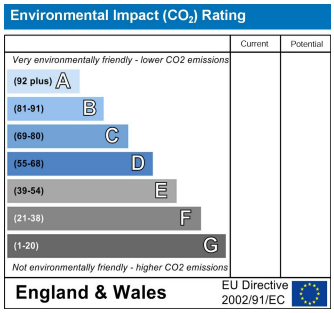
## DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully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

## PROCEEDS OF CRIME ACT 2002
Nina Estate Agents 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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