



33 Cook Road, Barry CF62 9HD £250,000 Freehold

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

Nestled on Cook Road in the charming town of Barry, this beautifully presented detached bungalow offers a delightful blend of comfort and modern living. With two spacious double bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed into a bright and airy reception room, ideal for relaxation or entertaining guests. The modern family shower room has been tastefully designed, providing a stylish and functional space for your daily routines.

The heart of this home extends to the private rear garden, a tranquil oasis where you can unwind amidst nature. This outdoor space is perfect for gardening enthusiasts or for simply enjoying a sunny afternoon with family and friends.

The property has a single garage only. Additionally, there is a legal right of way to the garage via the neighbouring properties boundary.

This bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the serene lifestyle that Barry has to offer. With its modern amenities and charming features, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home.



FRONT

The property has a single garage, electric operated door accessing the garage with full power and lighting. Additionally, there is a legal right of way to the garage via the neighbouring properties boundary. The front garden is mature and surrounded by shrubbery. Laid to lawn and feather edge fencing surrounding. Access to the side aspect via wooden gate. UPVC opaque glass front door opening to the entrance porch.

Entrance Porch

Poly-carbonate roof, UPVC opaque glass windows and tiled floor. UPVC double glazed door opening to the hallway.

Hallway

Textured ceiling, plastered walls, fitted carpet flooring. Wooden door to w.c/cloak room and Glass panelled doors to kitchen and living room. Radiator.

W.C/Cloak Room

6'2 x 3'0 (1.88m x 0.91m)

Textured ceiling, plastered walls, tile effect flooring. UPVC double glazed window to the front aspect. Close coupled toilet, wash hand basin with mixer tap. Radiator.

Kitchen

12'8 x 8'0 (3.86m x 2.44m)

Textured ceiling, plastered walls, tiled flooring. UPVC double glazed window and door to the side aspect. Eye level wall units, base units with work surfaces over. Fitted electric oven. Inset and fitted gas hob with extractor fan above. Plumbing for washing machine. Space for fridge and freezer. Splash back tiles surrounding. Radiator.

Living Room

16'5 x 12'8 (5.00m x 3.86m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC bay windows to the front aspect. Radiators. Wooden glass panelled door to inner hallway.

Inner Hallway

Textured ceiling, plastered walls and fitted carpet flooring. Wooden doors to bedrooms and family bathroom. Airing cupboard housing a newly fitted combination boiler.

Bedroom One

15'10 x 9'8 (4.83m x 2.95m)

Textured ceiling, plastered walls, UPVC double glazed window to the rear aspect. Fitted double wardrobe. Radiator.

Bedroom Two

10'10 x 9'10 (3.30m x 3.00m)

Textured ceiling, plastered walls with a feature wall papered wall. Fitted carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

Family Bathroom

6'11 x 6'4 (2.11m x 1.93m)

Tiled walls and flooring. Double shower cubicle with glass shower screen and mains operated shower over. Close coupled toilet. Pedestal wash hand basin with mixer tap over. Vertical towel rail heater. UPVC opaque glass window to the side aspect.

REAR GARDEN

Side aspect with paved pathway, space for storage shed and stone chippings leading to the main rear garden. Feather edge timber fencing surrounding. Private and mostly level with laid to lawn, mature shrubbery

surrounding and stone chippings. Outside meter cupboards, lighting and outside water tap.

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.

PHOTOGRAPH DISCLAIMER

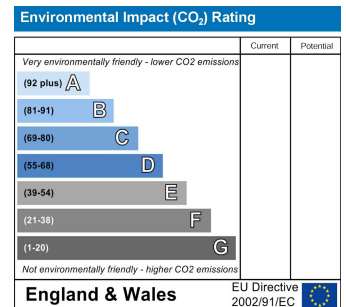
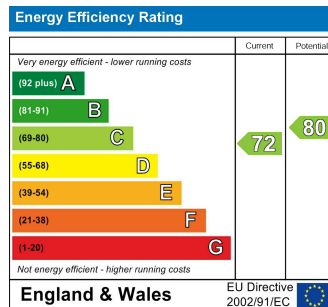
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PROCEEDS OF CRIME ACT 2002

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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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