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## 37 Dyfan Road, Barry CF63 1DP £250,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

Nestled on the charming Dyfan Road in Barry, this semi-detached house presents an excellent opportunity for those seeking a spacious family home with potential for further enhancement. Boasting two inviting reception rooms, this property offers ample space for relaxation and entertaining. The three well-proportioned bedrooms provide comfortable accommodation for families or guests alike.

The heart of the home is the extended kitchen and dining room, which is equipped with integrated appliances, making it a delightful space for culinary pursuits and family gatherings. The larger than average rear garden is a standout feature, providing a private outdoor sanctuary, perfect for children to play or for hosting summer barbecues. Additionally, the garden grants access to a garage, adding convenience for storage or potential workshop use.

With parking available for two vehicles, this property caters well to modern living. It is important to note that further renovation work is required to complete the property, allowing the new owners to put their personal touch on this lovely home.

The property is positioned close to local amenities and transport links, making it a perfect choice for families or those looking to invest in a property with great potential. Do not miss the chance to make this house your home.





## FRONT

Enclosed front garden, with driveway and access to garage. Planted established shrubbery. Paved pathway leading to a UPVC double glazed front door. Side access to rear garden.

## Entrance Hallway

6'02 x 12'04 (1.88m x 3.76m)

Plastered ceiling and coving - part wood panelled, plastered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Through opening to living room, sitting room and downstairs shower room.

## Living Room

11'02 x 12'08 (3.40m x 3.86m)

Plastered ceiling, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to entrance hallway. Original open fire place with tiled surround and hearth.

## Sitting Room

11'06 x 15'01 (3.51m x 4.60m)

Plastered ceiling with coving, plastered walls. Fitted carpet flooring. Wall mounted radiator. Open fireplace with wooden surround and marble hearth. Through opening to a spacious kitchen / dining area. Through opening to utility area. Through opening to entrance hallway.

## Kitchen / Dining

11'09 x 20'05 (3.58m x 6.22m)

Smoothly plastered ceiling with Velux windows, Smoothly plastered walls. Wood flooring. UPVC double glazed window to rear elevation. UPVC double glazed French doors leading out to the rear garden. Spacious kitchen, comprising of base units. Solid Oak worktops. Belfast sink. Integrated five ring SMEG gas hob. Integrated Neff oven. Through opening to sitting area. Through opening to utility area.

## Utility Room

8'03 x 15'01 (2.51m x 4.60m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Partially tiled flooring. UPVC double glazed door with obscured glass insert to the side elevation. Through opening to kitchen dining. Through opening to the sitting room. Plumbing for washing machine. Wall mounted combination boiler.

## Shower Room

5'06 x 7'05 (1.68m x 2.26m)

Plastered ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows with obscured glass to the front and side elevations. Electric walk in shower. Close coupled toilet. Doorway leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

6'03 x 8'11 (1.91m x 2.72m)

Plastered ceiling with coving, lined walls with dado rail. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. UPVC double glazed window to the front elevation. Wood panelled doors leading to W.C Cloakroom, Family bathroom. Through opening to bedrooms one, two and three. Airing cupboard.

### Bedroom One

11'05 x 14'00 (3.48m x 4.27m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation overlooking garden. Through opening to first floor landing.

### Bedroom Two

11'01 x 11'02 (3.38m x 3.40m)

Plastered ceiling with coving, Plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to first floor landing.

### Bedroom Three

9'03 x 10'02 (2.82m x 3.10m)

Textured ceiling with loft access, plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to first floor landing.

### W.C Cloakroom

2'11 x 5'07 (0.89m x 1.70m)

Plastered ceiling, papered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the first floor landing.

## Family Bathroom

5'07 x 5'11 (1.70m x 1.80m)

Plastered ceiling, smoothly plastered walls - part porcelain tiled. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Bath. Vanity wash hand basin. wood panelled door leading through to the first floor landing.

## REAR

Enclosed larger than average level garden. Planted established shrubbery. Laid to lawn. Access to garage. UPVC double glazed French doors leading to the kitchen / dining area. Side access to front.

## GARAGE

Garage doors opening to drive with parking for two vehicles.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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