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18 Minster Close, Barry CF63 1FL Offers In Excess Of £350,000 Freehold

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

Situated in the tranquil Churchfields development of Barry, this delightful detached house on Minster Close offers a perfect blend of comfort and convenience. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is a well-appointed kitchen dining area, which features charming French doors that open onto a larger than average rear garden, perfect for enjoying sunny days or hosting gatherings. The ground floor also features a welcoming entrance hallway, a study for those who work from home, and a convenient cloakroom.

This residence comprises four generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort for the whole family. A family bathroom serves the additional bedrooms, providing ample facilities for daily routines.

The property is set on a corner plot, enhancing its appeal with a beautifully maintained front garden, laid to lawn and adorned with established shrubbery. A driveway provides parking for one vehicle and grants access to a garage, adding to the practicality of this lovely home.

Situated close to local amenities, shops, parks, and supermarkets, residents will appreciate the ease of access to the town centre and public transport routes, as well as quick connections to the M4 motorway. This property is an excellent opportunity for families seeking a peaceful yet accessible location in Barry. Don't miss the chance to make this charming house your new home.



FRONT

Driveway with parking for two vehicles. Access to garage. Laid to lawn. Planted established shrubbery. UPVC double glazed front door leading to the entrance hallway.

Entrance Hallway

6'09 x 15'03 (2.06m x 4.65m)

Smoothly plastered ceiling with coving, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed door to the front. Solid oak doors leading to living room, kitchen / dining. Further solid oak door leading to study & W.C Cloakroom. Fitted carpet staircase rising to the first floor.

Lounge

12'05 x 15'03 (3.78m x 4.65m)

Papered ceiling with coving, smoothly plastered walls - part papered. Feature fireplace with marble surround. Fitted carpet flooring. Wall mounted vertical radiator. UPVC double glazed bay window to the front elevation. Wood framed French doors leading through to the dining room. Solid oak door leading to the entrance hallway.

Study

8'00 x 9'01 (2.44m x 2.77m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Solid oak door leading to the entrance hallway. Wood panel door leading through to the garage.

Kitchen

10'11 x 11'11 (3.33m x 3.63m)

Papered ceiling with coving, smoothly plastered walls. LVT flooring. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated induction hob. Stainless steel cooker hood. Integrated double oven. Integrated fridge and freezer. Integrated dishwasher. Through opening to dining room. Solid oak door leading through to the entrance hallway.

Dining

8'03 x 16'03 (2.51m x 4.95m)

Textured ceiling with coving, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed French doors leading to rear garden. UPVC double glazed door leading to the rear garden. Wood French doors leading through to the living room. Through opening to kitchen.

W.C Cloakroom

2'04 x 5'11 (0.71m x 1.80m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Close coupled toilet. Wall mounted sink. Solid oak door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'00 x 9'05 (1.83m x 2.87m)

Smoothly plastered ceiling with loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Solid oak wood doors leading to bedrooms one two and bedroom three A further solid oak doors leading to bedrooms four and the family bathroom. Access to storage.

Bedroom One

11'09 x 11'11 (3.58m x 3.63m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Solid oak door leading to an ensuite shower room. Access to storage. Solid oak door leading to the first floor landing.

En-Suite Shower Room

Smoothly plastered ceiling, smoothly plastered walls - part aqua panelled, Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Double shower with electric shower overhead. Vanity wash handbasin.

Bedroom Two

8'03 x 9'09 (2.51m x 2.97m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to storage. Solid oak door to landing.

Bedroom Three

8'07 x 9'05 (2.62m x 2.87m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Solid oak door leading to the first floor landing.

Bedroom Four

7'06 x 9'05 (2.29m x 2.87m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Solid oak door leading to the first floor landing.

Family Bathroom

6'03 x 7'00 (1.91m x 2.13m)

Smoothly plastered ceiling, porcelain tiled walls. Porcelain tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin, bath, close coupled toilet. Solid oak door leading to the first floor landing.

REAR

A larger than average rear garden, porcelain tiled patio areas. Laid to Lawn. Planted established shrubbery. Power and Water supply. UPVC double glazed French doors leading to dining room. Side access to front

GARAGE

COUNCIL TAX

Council tax band E

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

