



48 Cornwall Rise, Barry CF62 9AG

£235,000 Freehold

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

Situated in the charming area of Cornwall Rise, Barry, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort. Upon entering, you are welcomed by an inner porch that leads into a spacious hallway. The open-plan lounge and dining room create a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The extended kitchen and breakfast room on the ground floor provide a practical and modern space for culinary enthusiasts, allowing for easy meal preparation and casual dining. Ascending to the first floor, you will find three bedrooms that offer ample natural light and a family bathroom that caters to all your needs.

This home is further enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The property also features enclosed front and rear gardens, providing a private outdoor space. A garage is located to the rear of the property and accessible via Carmarthen Close.

Situated in the heart of Barry, this residence is just a short distance from the town centre, where you can enjoy a variety of shops, schools, and a sports centre. Public transport links are readily available, granting easy access to the beautiful Barry Island seaside resort and the vibrant Cardiff city centre.

This property is not just a house; it is a wonderful place to call home.



FRONT

Tiered front garden, Steps descending. Laid lawn, Planted established shrubbery. Paved patio area. UPVC double glazed front door leading to the entrance porch.

Entrance Porch

2'09 x 5'05 (0.84m x 1.65m)

Tiled flooring, UPVC DG window, UPVC Double Glazed front door with obscure glass, space for tumble dryer, wall-mounted combination boiler, wood-framed glazed door to hallway.

Entrance Hallway

5'10 x 10'09 (1.78m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls, LVT flooring. Wall mounted radiator. Stairs to first floor. Through opening to kitchen. Wood framed glazed door leading to the entrance porch.

Living / Dining Room

8'07 x 24'04 (2.62m x 7.42m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC Double Glazed windows to the front and rear elevations. Wood framed door to kitchen.

Kitchen / Breakfast

10'11 x 13'11 (3.33m x 3.99m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC Double Glazed windows to the front and rear elevation. UPVC Double Glazed rear door with obscure glass leading to the rear garden. A modern fitted kitchen with wall/base units, wood laminate worktops. Stainless sink. Integrated four ring gas hob, stainless cooker hood, integrated oven, integrated dishwasher, integrated washing machine, space for fridge-freezer. Wood framed door leading to through living/dining room. Through opening to the entrance hallway.

FIRST FLOOR

First Floor Landing

7'01 x 8'08 (2.16m x 2.64m)

Smoothly plastered ceiling with loft access, smoothly plastered walls, fitted carpet flooring. UPVC double glazed window with obscured glass to the side elevation. Airing cupboard. Wood framed doors leading to bedrooms one two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

9'02 x 12'10 (2.79m x 3.91m)

Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Bedroom Two

9'03 x 11'04 (2.82m x 3.45m)

Papered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Bedroom Three

7'02 x 9'07 (2.18m x 2.92m)

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

Family Bathroom

5'11 x 7'01 (1.80m x 2.16m)

Smoothly plastered ceiling, porcelain tiled walls, vinyl flooring. Wall mounted radiator. UPVC Double glazed window with obscured glass to the rear. Pedestal wash hand basin, close-coupled toilet, bath with electric shower overhead. Wood panelled door leading to the first floor landing.

REAR

Tiered garden. Paved patio area. Further are with laid chippings. Established shrubbery. Metal stairs rising to a UPVC double glazed door leading to the kitchen. Pathway leading to steps descending to a wooden gate with access to Carmarthen close and the location of the garage.

GARAGE

Up and over garage door. Accessible from Carmarthen Close.

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

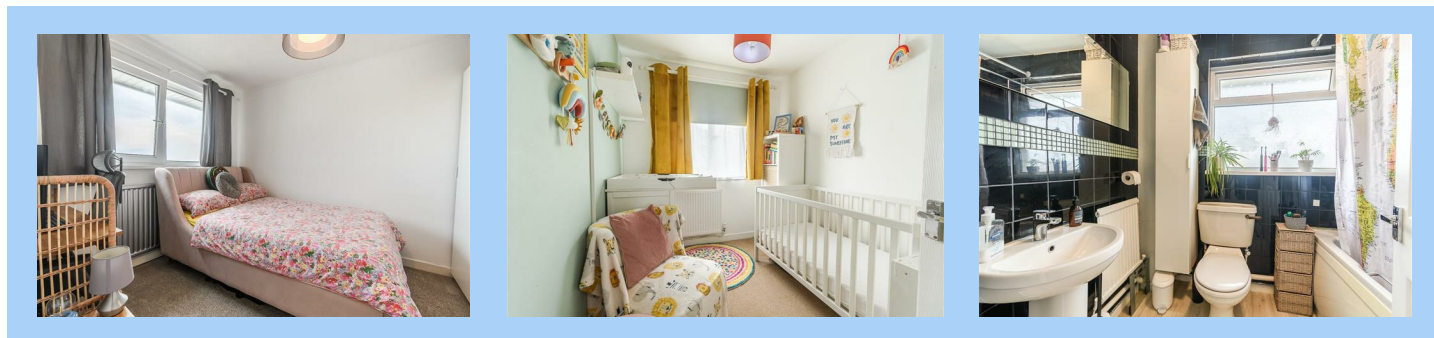
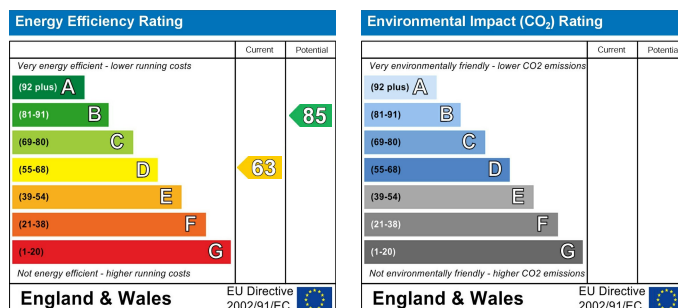
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PROCEEDS OF CRIME ACT 2002

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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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