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25 Ffordd Cwm Cidi, Barry CF62 6LH Chain Free £430,000 Freehold

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

****NO CHAIN**** Situated in the desirable area of Ffordd Cwm Cidi, Barry, this splendid detached house offers a perfect blend of comfort and style. With a spacious frontage that welcomes you, the property boasts a private rear garden, ideal for outdoor relaxation and entertaining.

Inside, you will find four generously sized bedrooms, including a master suite complete with an en-suite bathroom, providing a tranquil retreat for the homeowners. The living room is a highlight of the home, featuring doors that open seamlessly into the dining room, creating an inviting space for family gatherings and social occasions.

The kitchen/breakfast room is well-appointed, offering a practical area for culinary pursuits, while the utility room adds convenience to daily living. This property is sold with no chain, making it an excellent opportunity for those looking to move in without delay.

This charming home is perfect for families or anyone seeking a spacious and comfortable living environment in a sought-after location. Don't miss the chance to make this delightful property your own.



FRONT

Spacious frontage with driveway, laid to lawn and mature shrubbery. Access to garage via up and over door. Steps rising to an open porch with a composite front door opening to the entrance hallway.

Entrance Hallway

The entrance hall features a textured ceiling with coving, plastered walls, and fitted carpet flooring. It includes a wall-mounted radiator and carpeted stairs leading to the first floor. Wooden doors open to the living room, the dining room and kitchen, and the WC cloakroom.

W.C/Cloakroom

This room has a textured ceiling with an extractor fan, plastered walls, and tiled flooring. It is fitted with a pedestal wash hand basin with a mixer tap, a close-coupled toilet, and a wall-mounted radiator.

Living Room

15'3 x 11'6 (4.65m x 3.51m)

The living room has a textured ceiling with coving, plastered walls with wall-mounted lighting, and fitted carpet flooring. A UPVC double-glazed window overlooks the front aspect. The room includes a wall-mounted radiator and a gas fireplace with a wooden mantle and surround, and a marble hearth and inserts.

Dining Room

10'8 x 9'8 (3.25m x 2.95m)

This room features a textured ceiling with coving, plastered walls, and fitted carpet flooring. Double wooden doors open into the living room, and UPVC double-glazed French doors open to the rear garden.

Kitchen/Breakfast Room

16'2 x 8'6 (4.93m x 2.59m)

This open area has a textured ceiling, plastered walls with ceramic splashback tiles, and solid wood flooring. Two UPVC double-glazed windows overlook the rear, and there is a wall-mounted radiator and space for dining. The kitchen is comprised of eye-level and base units with laminate work surfaces, a composite one-and-a-half sink with a mixer tap, an electric Hotpoint four-ring hob with an extractor fan, an integrated electric oven and grill, and an integrated dishwasher. There is also space for a tall fridge freezer. A door leads to the utility room.

Utility Room

8'1 x 5'1 (2.46m x 1.55m)

The utility room has a textured ceiling, plastered walls with ceramic tiles, and a continuation of the solid oak flooring. It houses a newly installed wall-mounted boiler. A UPVC double-glazed obscure glass door opens to the side of the property. The utility area includes base units, laminate work surfaces, a stainless steel sink with a mixer tap, space for an under-counter fridge or freezer, plumbing for a washing machine, space for a tumble dryer, and a wall-mounted radiator.

FIRST FLOOR

Landing

The landing features a textured ceiling with loft access, plastered walls, and fitted carpet flooring. Wooden doors provide access to the bedrooms, the family bathroom, and an airing cupboard which contains fitted shelving and the hot water tank.

Bedroom One

15'10 x 11'5 (4.83m x 3.48m)

This room has a textured ceiling, plastered walls with triple fitted wardrobes, and fitted carpet flooring. A UPVC double-glazed window overlooks the front of the property. The room includes a wall-mounted radiator and a wooden door opening to the ensuite shower room.

En-Suite

The ensuite has a textured ceiling, plastered walls, tile flooring, and a UPVC double-glazed obscure glass window to the front. It is equipped with an extractor fan, a vanity unit with a toilet and storage, a ceramic sink with a mixer tap and storage underneath, and ceramic splashback tiles. The shower cubicle has a glass screen, an electric shower, and is surrounded by ceramic tiles. A wall-mounted radiator is also present.

Bedroom Two

14'7 x 9'4 (4.45m x 2.84m)

This bedroom features a textured ceiling, plastered walls, and fitted carpet flooring. A UPVC double-glazed window provides a view of the rear garden, and there is a wall-mounted radiator.

Bedroom Three

12'3 x 9'4 (3.73m x 2.84m)

Featuring a textured ceiling and plastered walls, this room has fitted carpet flooring and a wall-mounted radiator. A UPVC double-glazed window overlooks the rear of the property.

Bedroom Four

9'1 x 7'11 (2.77m x 2.41m)

This room has a textured ceiling, plastered walls, and fitted carpet flooring. It includes a UPVC double-glazed window overlooking the front elevation and a wall-mounted radiator.

Family Bathroom

The bathroom has a textured ceiling with an extractor fan, plastered walls with ceramic splashback tiles, and a tiled floor. A UPVC double-glazed obscure glass window is situated on the side aspect. It contains a bath with twin taps, a close-coupled toilet, and a vanity wash hand basin with storage and a ceramic sink with a mixer tap.

REAR GARDEN

A level rear garden enclosed with timber fencing. Laid to lawn with mature shrubbery surrounding. Paved patio area with outside lighting. Side access via wooden gate leading to the front aspect.

COUNCIL TAX

Council tax band F.

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.



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