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16 Cadoc Crescent, Barry CF63 2NT
£265,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Situated in the charming Cadoc Crescent, Barry, this beautifully presented semi-detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The modern fitted kitchen is a delight for any cooking enthusiast, making meal preparation a pleasure. The well-maintained rear garden is a standout feature, complete with a garden home office and gym, which includes a toilet and wash hand basin. This versatile space is perfect for those who work from home or wish to maintain an active lifestyle without leaving the comfort of their property.

Parking is a breeze with a two-car driveway and additional space for up to three vehicles, ensuring that you and your guests will never be short of parking options. The location offers easy access to Cardiff and the M4, making commuting straightforward and convenient.

This semi-detached dwelling is not just a house; it is a home that promises a comfortable lifestyle in a desirable area. Whether you are looking to settle down or invest, this property is a fantastic opportunity that should not be missed.







FRONT
Spacious driveway for up to two large vehicles. Access to the rear garden via wooden gate. Steps rising to the entrance porch.

ENTRANCE PORCH
Plastered ceiling with inset spotlighting. Entered via a obscured glass UPVC double glazed front door, vinyl flooring. UPVC double glazed windows to side and front elevations. Door opening to the entrance hallway.

HALLWAY
Textured ceiling, coving and wall papered walls. Fitted carpet flooring. wall mounted radiator. Under stairs storage cupboard. Carpeted stairs rising to the first floor. Wooden doors to two reception rooms and plastered archway leading to the kitchen.

LIVING ROOM
12'2" x 11'3" (3.71m x 3.45m)
Textured ceiling with coving. Wall papered walls. UPVC Double glazed window to the front elevation. Wall mounted radiator. Fitted carpet flooring. Feature fireplace with potential for a log burning stove.

LOUNGE/DINING ROOM
11'6" x 10'11" (3.51m x 3.33m)
Textured ceiling with coving. Wall papered walls. Fitted carpet flooring. UPVC double glazed French doors opening to the rear garden. Wall mounted radiator.

KITCHEN
11'10" x 10'2" (3.61m x 3.1m)
Fitted kitchen to comprise a range of base and wall units with work surfaces incorporating sink and drainer with waste disposal integrated. Space for range gas cooker and wall mounted extractor fan above. Space for American style fridge/freezer. Plumbing for washing machine and space for tumble drier. Ceramic tiling to splash back areas and tiled flooring. UPVC double glazed window to the rear garden and double glazed door providing access to the rear garden. Wall mounted combi boiler.

FIRST FLOOR

LANDING
Textured ceiling, coving. Papered walls. Carpeted stairs to first floor. UPVC double glazed windows to front and side elevation. Wall mounted radiator. Access to loft space with pull down ladder and partially boarded. Wooden doors to bedrooms and family bathroom.

BEDROOM ONE
11'10" x 11'8" (3.63m x 3.56m)
Textured ceiling with coving, papered walls and UPVC double glazed window to the front aspect. Fitted carpet. Wall mounted radiator. Sliding mirrored doors to fitted wardrobes.

BEDROOM TWO
11'1" x 11'3" (3.38m x 3.45m)
Textured ceiling with coving, papered walls and UPVC double glazed window to the rear aspect. Wall mounted radiator.

BEDROOM THREE
10'0" x 7'8" (3.07m x 2.36m)
Timber cladding to ceiling, papered walls and UPVC double glazed window to the rear aspect. Wall mounted radiator.

FAMILY BATHROOM
7'5 x 6'8 (2.26m x 2.03m)
Two UPVC double glazed windows to the side aspect. Bathroom comprises of bath with shower over and mixer taps. Vanity wash hand basin with mixer tap and storage. Closed cistern wc. Vinyl flooring. Ceramic tiles to all walls. Heated chrome towel rail.

REAR GARDEN
Side garden with paved pathway. Rear garden with raised decked patio area and pergola over with lighting and BBQ area. Artificial lawn with paving slabs surrounding. Access to home office and outbuilding.

GARDEN OFFICE
7'1 x 7'0 (2.16m x 2.13m)
Home office with power and lighting. Double wooden doors to the front and window to the side.

GYM/WORKSHOP
9'10" x 11'5" (3.0 x 3.5)
Currently utilised as a gym and equipped with a w.c. Full power and lighting throughout.

COUNCIL TAX
Council tax band C.

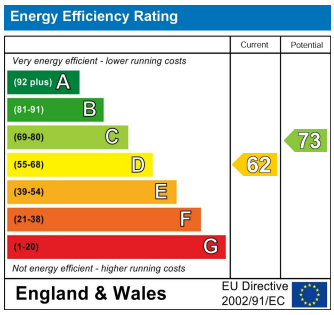
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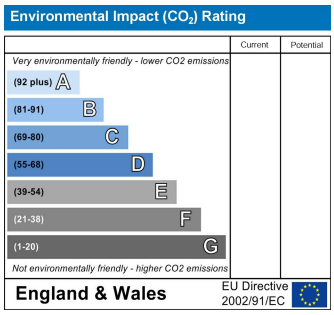
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
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PROCEEDS OF CRIME ACT 2002
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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