



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 8 Liscum Way, Barry CF62 8AB £350,000 Freehold

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

Situated in the delightful neighbourhood of Liscum Way, Barry, this charming detached house offers a wonderful opportunity for both families and individuals seeking a comfortable home. The property features three generously sized bedrooms, which were originally designed as four, allowing for flexibility in living arrangements, and is being marketed with NO ONGOING CHAIN.

Upon entering, you are welcomed by a spacious hallway that leads to a large living room, perfect for relaxation and entertaining. Adjacent to the living room is a roomy dining area, ideal for family meals and gatherings. The heart of the home is the well-equipped fitted kitchen, which opens into a bright breakfast room, creating a warm and inviting space for casual dining. Completing the ground floor is a convenient cloakroom, enhancing the practicality of the layout.

As you ascend to the first floor, you will find the three bedrooms, which can easily be converted back into four if desired, along with a family bathroom that serves the household's needs.

The exterior of the property is equally impressive, featuring a larger than average enclosed rear garden that is laid to lawn, complemented by a paved patio area, perfect for outdoor entertaining. Established shrubbery adds a touch of greenery and privacy, while access to a detached garage provides additional storage or parking options.

To the front, a spacious block-paved driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike. The front garden is also laid to lawn and adorned with established plants, enhancing the overall curb appeal of this delightful home.

In summary, this property on Liscum Way is a fantastic opportunity for those seeking a spacious and versatile home in a lovely area, with ample parking and a beautiful garden to enjoy.



## FRONT

Block paved driveway providing ample room for multiple vehicles, access to a detached garage. Laid to lawn. Planted established shrubbery. Aluminium framed glazed door leading to entrance hallway. Side access to rear garden.

## Entrance Hallway

6'10" x 13'11" (2.08m x 4.24m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Aluminium framed obscured glass door leading to an inner porch. Wood panelled doors leading to living room, kitchen and W.C. Cloakroom.

## Living Room

13'00" x 14'06" (3.96m x 4.42m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Feature stone fireplace with electric fire. Aluminium framed glazed window to the front elevation. Through opening to dining room. Wood panelled door leading to the entrance hallway.

## Dining Room

10'11" x 12'03" (3.33m x 3.73m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Aluminium framed window to the rear elevation. Wood panelled door leading through to the kitchen. Through opening to the living room.

## Kitchen

8'11" x 11'11" (2.72m x 3.63m)

Textured ceiling with coving, papered walls - part tiled. Ceramic tiled flooring. Wall mounted radiator. Wall mounted boiler. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Space for dishwasher, space for washing machine, space for gas cooker, space for fridge freezer. Wood panelled door leading through to the entrance hallway. A further wood panelled door leading through to the dining room. Through opening to the breakfast room.

## Breakfast Room

8'01" x 8'09" (2.46m x 2.67m)

Textured ceiling with coving, papered walls, part porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed door with obscured glass leading to the rear garden. Wall and based units. Wood laminate worktops. Through opening to the kitchen.

## W.C Cloakroom

3'10" x 4'05" (1.17m x 1.35m)

Textured ceiling, ceramic tiled walls - part papered. Vinyl flooring. Vanity wash hand basin. Close coupled toilet. UPVC double glazed windows with obscured glass to the side elevation. Wood panelled door leading to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

2'10" x 9'04" x 9'04" (0.86m x 2.84m x 2.84m)

Textured ceiling with loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window with obscured glass to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to airing cupboard.

### Bedroom One

7'03" x 12'00" x 20'02" (2.21m x 3.66m x 6.15m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiators. Aluminium framed double glazed windows to the rear elevation. Wood panelled door leading through to the first floor landing.

### Bedroom Two

10'08" x 15'00" (3.25m x 4.57m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading to the first floor landing.

### Bedroom Three

9'04" x 10'08" (2.84m x 3.25m)

Textured ceiling with coving, Papered walls. Fitted carpet flooring. Wall mounted radiator. Aluminium framed glazed window to the front elevation. Access to over stairs storage. Wood panelled door leading to the first floor landing.

## Family Bathroom

6'01" x 6'09" (1.85m x 2.06m)

Textured ceiling with coving, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Corner bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading to the first floor landing.

## REAR

Enclosed rear garden with paved patio area. Laid lawn. Feather edged fencing surrounding. Planted established shrubbery. Access to garage. Side access to the front driveway. UPVC double glazed door with obscured glass leading to breakfast room.

## GARAGE

Accessed from driveway with an Up and over door. Side access to rear garden.

## 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

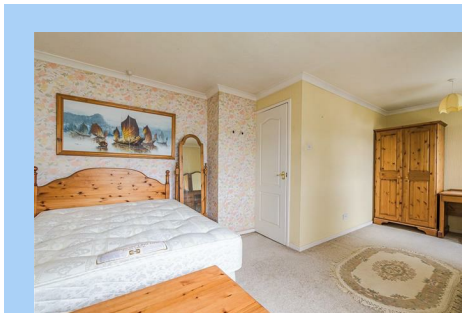
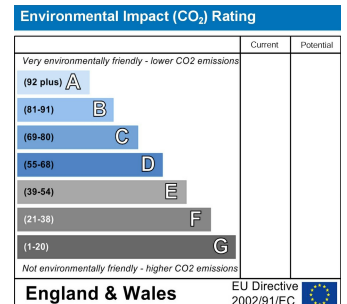
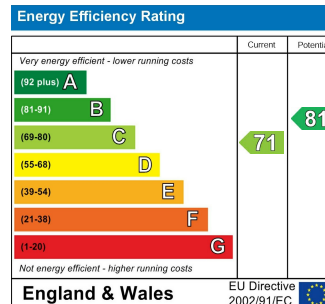
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## PROCEEDS OF CRIME ACT 2002

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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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