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17 Clos Y Fulfran, Barry CF62 5DG Chain Free £350,000 Freehold

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

Situated in the charming area of Clos Y Fulfran, Barry, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen, which includes a dining area, is designed for both functionality and style, making it a wonderful space for family meals or gatherings.

One of the standout features of this home is its coastal location, just a short walk from the renowned Barry Island. This proximity allows for easy access to beautiful beaches and scenic coastal walks, perfect for enjoying the outdoors.

Additionally, the property boasts parking for up to three vehicles, a valuable asset in this desirable area. With its combination of space, modern amenities, and a prime location, this semi-detached house is a fantastic opportunity for anyone looking to settle in Barry. Don't miss the chance to make this lovely home your own.



FRONT

Shared driveway leading to the property's own driveway with tandem parking for two vehicles. Access to garage via up-and-over door. Front garden with mature hedges, slate chippings, and a paved pathway to a composite double-glazed obscured front door.

HALLWAY

Smooth plastered ceiling with coving, plastered walls, laminate flooring. Wall-mounted radiator. Doors to living room and WC cloakroom.

W.C./CLOAKROOM

5'1 x 3'2 (1.55m x 0.97m)

Plastered ceiling with extractor fan, plastered walls, vinyl flooring. Close-coupled toilet, pedestal wash basin with twin taps. Wall-mounted radiator.

LIVING ROOM

18'1 x 11'1 (5.51m x 3.38m)

Plastered ceiling with coving, plastered walls, laminate flooring. UPVC double-glazed window to front aspect. Under-stairs storage cupboard. Feature fireplace with timber surround, marble hearth, electric fire. Wall-mounted radiator. Carpeted stairs to first floor. Door to kitchen/dining area.

KITCHEN/DINING

13'9 x 10'2 (4.19m x 3.10m)

Plastered ceiling with inset spotlights, plastered walls, ceramic tiled flooring. Radiator; space for dining table. UPVC double-glazed sliding patio doors to rear garden. Kitchen with eye-level wall units and base units, worktops. 1.5 stainless-steel sink with drainer and mixer tap; ceramic splashback tiles. Integrated fridge/freezer, integrated dishwasher, integrated electric oven with gas hob and extractor. Plumbing for washing machine. UPVC double-glazed window overlooking rear garden.

FIRST FLOOR

LANDING

Plastered ceiling and walls, fitted carpet. Doors to bedrooms and family bathroom.

MASTER BEDROOM

11'9 x 10'6 (3.58m x 3.20m)

Plastered ceiling and walls, fitted carpet. UPVC double-glazed window to front with distant sea views across the Bristol Channel. Integrated wardrobe, radiator. Loft access. Door to en-suite.

EN-SUITE

4'9 x 4'8 (1.45m x 1.42m)

Plastered ceiling with inset spotlight and extractor fan. Plastered walls with ceramic tile splashback areas; vinyl flooring. UPVC double-glazed obscured window to front. Shower cubicle with glass screen and mains shower. Close-coupled toilet, pedestal wash basin with mixer tap. Radiator and shaver points.

BEDROOM TWO

12'0 x 7'7 (3.66m x 2.31m)

Plastered ceiling and walls. UPVC double-glazed window overlooking rear garden. Fitted wardrobes, radiator.

BEDROOM THREE

8'4 x 5'9 (2.54m x 1.75m)

Plastered ceiling and walls. UPVC double-glazed window overlooking rear aspect. Radiator, fitted wardrobes.

FAMILY BATHROOM

7'7 x 5'1 (2.31m x 1.55m)

Plastered ceiling with inset spotlights and extractor fan. Plastered walls with part ceramic tiling; vinyl flooring. Pedestal wash basin with mixer tap. Close-coupled toilet. Bath with mixer tap and shower attachment over. Wall-mounted radiator. UPVC double-glazed obscured window.

REAR GARDEN

Indian sandstone patio, artificial grass with slate chippings. Feather-edge fencing surrounding. Outside tap. Wooden glass-panel door opening to garage.

GARAGE

16'8 x 8'9 (5.08m x 2.67m)

Vaulted ceiling, concrete floor. Power and lighting throughout.

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.

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.

