



4 Buttrills Road, Barry CF62 8EF £275,000 Freehold

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

Nestled on the charming Buttrills Road in Barry, this beautifully presented semi-detached family home offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. In close proximity to Barry Town Centre with an array of amenities, walking distance to Barry docks train station with routes across Cardiff and surrounding areas. Viewing is essential to appreciate.

Upon entering, you are greeted by a spacious open plan kitchen and dining area, which serves as the heart of the home. This inviting space is perfect for both everyday family meals and entertaining guests. The separate living room provides a cosy retreat, while an additional sitting room offers further versatility, whether it be for relaxation or as a play area for children.

The property boasts three bedrooms to the first floor and a well-appointed bathroom, ensuring convenience for all family members. The layout of the home is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.



FRONT

Enclosed forecourt with side gate leading to rear.

ENTRANCE HALLWAY

Accessed via composite door into a welcoming hallway. Luxury flooring and fitted carpet stairs rising to the first floor. Radiator. Understairs cupboard. Doors to a W/C, lounge and sitting room.

W.C/CLOAKROOM

2'7" x 4'9" (0.79 x 1.47)

Continuation of flooring, white suite comprising close coupled W/C and wash hand vanity unit with storage. Side aspect UPVC window and sensor light.

LOUNGE

10'2" x 12'7" (3.12 x 3.86)

Plastered ceiling and walls with fitted carpet flooring. Front aspect UPVC double glazed bay window and fitted shutter blinds. Radiator.

SITTING ROOM

10'0" x 11'6" (3.07 x 3.51)

Continuation of flooring. Plastered ceiling and walls, open access to kitchen and dining room. Radiator.

KITCHEN/DINING ROOM

9'6" x 17'10" (2.9 x 5.46)

Continuation of the flooring. Plastered ceiling with skylight and spotlights, plastered walls and UPVC French doors leading onto rear garden. The kitchen has a range of eye and base level units in high gloss and with complementing work surfaces over with stainless steel sink unit. Inset Lamona electric hob and eye level oven. Tiled splash back and rear aspect window. Breakfast bar area. Door to utility room.

UTILITY ROOM

6'11" x 7'6" (2.13 x 2.31)

Continuation of flooring. The utility area has wall and base units, complementary work surfaces. Wall mounted combination boiler. Space for tall fridge freezer, plus additional space for washing machine and tumble dryer etc. Side aspect UPVC window and radiator.

FIRST FLOOR

LANDING

Fitted carpet flooring. Side aspect UPVC window with fitted shutter blinds. Doors to three bedrooms and family bathroom.

BEDROOM ONE

13'5" x 10'0" (4.09 x 3.07)

Fitted carpet flooring. Front aspect UPVC bay window and fitted shutter blinds. Radiator. Double fitted wardrobes.

BEDROOM TWO

12'7" x 11'6" (3.86 x 3.53)

Fitted carpet flooring. Rear aspect UPVC window and fitted shutter blinds. Radiator.

BEDROOM THREE

8'2" x 6'0" (2.49 x 1.83)

Fitted carpet flooring. Front aspect UPVC window and fitted shutter blinds. Radiator.

FAMILY BATHROOM

6'7" x 6'0" (2.03 x 1.85)

Bathroom comprises, Bath with thermostatic shower over and glass shower

screen. Tiled metro style splash back areas. Close coupled W/C and vanity wash basin. Shaver point and extractor fan. Rear aspect UPVC window. Heated towel rail.

REAR GARDEN

Fully enclosed with feather edge fencing. Low maintenance with paving slabs and artificial grass. Gate to side access to front.

COUNCIL TAX

Council tax band TBC.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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