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## 13 Windsor Road, Barry CF62 7AW Chain Free £410,000 Freehold

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

Situated on the charming Windsor Road in Barry, this exquisite end-terrace period property has been fully refurbished to an exceptional standard, offering a perfect blend of modern luxury and classic character. With five spacious bedrooms, this home is ideal for families or those seeking ample living space.

As you enter, you are greeted by a generous family-sized living room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the luxury open-plan kitchen and dining area, designed to cater to both everyday living and special occasions. This contemporary space is not only stylish but also functional, making it a delightful area for family gatherings and culinary adventures.

The property boasts two en-suite bathrooms, providing convenience and privacy for the occupants of the bedrooms. Additionally, there is a well-appointed family bathroom, ensuring that all needs are met with ease.

With its period charm and modern enhancements, this home offers a unique opportunity to enjoy comfortable living in a sought-after location. Windsor Road is known for its friendly community and proximity to local amenities, making it an ideal choice for those looking to settle in Barry. This property truly represents a wonderful opportunity to acquire a beautifully refurbished home that is ready for you to move in and enjoy.



## FRONT

Fore courted front aspect with steps rising, paving slabs and brick-built boundary walls.

## Atrium Porch

11'1 x 6'6 (3.38m x 1.98m)

Vaulted timber-clad ceiling; original-style single-glazed windows; traditional wooden front door; storage cupboard; period tiled flooring; marble step to main front internal door.

## Entrance Hallway

Papered ceiling with traditional coving and corbels; original black-and-white tiled Victorian flooring; period staircase with decorative newel posts; fitted carpet on stairs; wooden doors to living and dining room; doorway to storage cupboards and WC cloakroom.

## W.C./Cloakroom

9'1 x 6'1 (2.77m x 1.85m)

Plastered ceiling and walls; vinyl flooring; vanity wash basin with mixer tap and storage; wall-mounted radiator; close-coupled toilet.

## Living/Dining

31'1 x 16'0 (9.47m x 4.88m)

Plastered ceiling with ceiling roses and traditional coving; plastered walls with picture rails; fitted carpet; wall-mounted radiator; UPVC double-glazed bay window (front aspect); feature fireplace with timber surround, slate hearth and log-burning stove; UPVC double-glazed French doors to side storage (timber-clad ceiling, rubber roof, skylight, traditional tile flooring); further UPVC double-glazed French doors to rear garden.

## Kitchen/Sitting Room

30'8 x 13'9 (9.35m x 4.19m)

Plastered ceiling with inset spotlights and coving; plastered walls; herringbone flooring; space for sitting area; vertical wall-mounted radiator; steps rising to fitted kitchen; period sash window to side storage; UPVC double-glazed windows to rear and door to rear.

Two-tone cabinetry with ultra-matte and wood-effect storage; selection of wall and base units; laminate wood-effect worktops; composite 1.5 bowl sink with drainer and mixer tap; integrated 50/50 fridge-freezer, dishwasher, electric oven and grill, microwave in situ; large breakfast bar with dining space and drawers; induction hob with modern extractor vented to rear garden.

## FIRST FLOOR

### Landing

Split-level landing; Plastered ceiling with coving; plastered walls; fitted carpet; UPVC double-glazed window (side aspect); wall-mounted radiator; wooden doors to bedrooms and family bathroom. Fitted carpet stairs rising to the second floor.

### Bedroom One

17'1 x 16'5 (5.21m x 5.00m)

Plastered ceiling with coving; plastered walls; fitted carpet; UPVC double-glazed bay window (front aspect); wall-mounted radiator.

### Dressing Room / Bedroom 5

10'4 x 6'8 (3.15m x 2.03m)

Textured ceiling with coving; plastered walls; fitted carpet; UPVC double-glazed window (front aspect); fitted wardrobes; wall-mounted radiator.

### Bedroom Two

13'9 x 11'0 (4.19m x 3.35m)

Textured ceiling with coving; plastered walls; fitted carpet; UPVC double-glazed window (rear aspect); wall-mounted radiator.

### Bedroom Three

11'2 x 10'6 (3.40m x 3.20m)

Plastered ceiling with inset spotlights; plastered walls; fitted carpet; door to storage cupboard; UPVC double-glazed window (side aspect).

### En-suite

5'6 x 5'6 (1.68m x 1.68m)

Plastered ceiling with inset spotlights and extractor fan; plastered walls; wood-effect vinyl flooring; vanity ceramic wash basin with mixer tap and storage; high-cistern close-coupled toilet; walk-in shower with glass screen; Victorian-style mains shower; splash-back tiling; Victorian-style towel rail heater.

## Family Bathroom

13'9 x 7'3 (4.19m x 2.21m)

Plastered ceiling with inset spotlights; plastered, ceramic-tiled walls; UPVC double-glazed windows (front aspect); his-and-hers sinks with storage, mixer taps and shaver points; pendant lighting; Victorian towel rail heater; close-coupled toilet; freestanding period-style bath with mixer tap and shower attachment; shower cubicle with glass screen; splash-back tiles; mains shower.

## SECOND FLOOR

### Landing

Smoothly plastered ceiling with Velux window; plastered walls; fitted carpet; stairs descending to first-floor landing; storage cupboard housing hot water tank; wooden oak doors to en-suite and bedroom.

### Bedroom Four

12'0 x 11'2 (3.66m x 3.40m)

Smoothly plastered ceiling and walls; UPVC double-glazed window (side aspect); fitted carpet; wall-mounted radiator; storage to eaves; integrated headboard with electric sockets; doors to further attic storage.

### En-suite

8'4 x 7'5 (2.54m x 2.26m)

Plastered ceiling and walls; UPVC double-glazed obscure windows (rear); Victorian towel rail heater; high-cistern close-coupled toilet; vanity wash basin with mixer tap and storage; walk-in shower with sliding glass screen; Victorian-style mains shower; splash-back ceramic tiles.

## REAR GARDEN

Concrete pathways; traditional stone walls; steps to tiered area with paving slabs; timber-treated fencing; flower borders; wooden gates to lane access; outside lighting and tap. Outside electric sockets.

## 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

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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