



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



## 177 Pontypridd Road, Barry CF62 7LW £375,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situated on Pontypridd Road in the charming town of Barry, this beautifully presented semi-detached family home offers a perfect blend of comfort and convenience. With stunning far-reaching views across the vale, this property is ideally situated close to supermarkets, schools, and a local doctor's surgery, making it an excellent choice for families.

Upon entering, you are greeted by an inviting hallway adorned with original parquet flooring, setting the tone for the character found throughout the home. The front living room also adorned with original parquet flooring provides a warm and welcoming space, while the separate sitting room at the rear features patio doors that lead directly to the expansive rear garden, perfect for enjoying the outdoors. The spacious kitchen, conveniently located off the entrance hallway, is well-equipped for family meals, and a handy cloakroom adds to the practicality of the ground floor.

The first floor comprises three well-proportioned bedrooms, including two generous double rooms and a single bedroom, all of which are serviced by a family bathroom.

Outside, the property boasts an enclosed front garden, beautifully laid to lawn and complemented by established shrubbery, along with a driveway that provides access to a garage. The large enclosed rear garden is a true highlight, offering ample space for hosting gatherings, all while enjoying the picturesque views over the vale.

With easy access to Cardiff and the M4, as well as excellent public transport links, this home is not only a delightful retreat but also a practical choice for modern living. Viewing is essential to fully appreciate the charm and potential of this lovely family home.



## FRONT

Driveway with parking for multiple vehicles and access to the garage, enclosed front garden with Laid to Lawn and planted established shrubbery.

## Entrance Hallway

5'11 x 15'01 (1.80m x 4.60m)

Smoothly plastered ceiling, smoothly plastered walls. Original parquet flooring. UPVC double glazed window to the front elevation. UPVC double glazed door with obscured glass insert to the side. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to the front living room, Sitting room and kitchen / breakfast. Accessed on under stairs storage.

## Living Room

12'09 x 13'09 (3.89m x 4.19m)

Papered ceiling, smoothly plastered walls. Original parquet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Electric fire with feature surround. Wood panelled door leading through to the entrance hallway.

## Sitting / Dining Room

11'09 x 12'07 (3.58m x 3.84m)

Papered ceiling with coving, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed sliding patio doors leading to the rear garden with garden views and views over the Vale. Electric fire with feature surround. Wood panelled door leading through to the entrance hallway.

## Kitchen / Breakfast

6'10 x 18'05 (2.08m x 5.61m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted vertical radiator. UPVC double glazed windows to the side and rear elevations. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob with stainless steel splashback and hood, integrated oven. Space for washing machine, space for fridge freezer. Wood panelled door leading to a W.C. cloakroom. UPVC double glazed door with obscured glass leading to the rear garden.

## W.C Cloakroom

2'05 x 3'11 (0.74m x 1.19m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window with obscured glass to the rear elevation. Close Coupled Toilet With Sink On Top.

## FIRST FLOOR

### First Floor Landing

7'09 x 9'01 (2.36m x 2.77m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window with obscured glass to the side. Wood panelled doors leading to bedrooms one, two and three. A further wood panelled door leading to the family bathroom.

### Bedroom One

11'09 x 13'09 (3.58m x 4.19m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Double built-in wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Two

10'11 x 12'07 (3.33m x 3.84m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching Vale views and views over the garden. Built-in storage. Wood panelled door leading through to the first floor landing. Housed combination boiler installed in 2025.

### Bedroom Three

7'07 x 7'09 (2.31m x 2.36m)

Papered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

### Family Bathroom

6'11 x 7'7 (2.11m x 2.31m)

Smoothly plastered ceiling with vent extractor, Porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. Pedestal wash hand basin, bath with electric shower over. Close coupled toilet. Built in storage.

## REAR

Enclosed rear garden, with far reaching Vale views. Laid to lawn. Planted shrubbery. Patio area with patio doors to sitting room. Secondary seating area with laid decorative chippings with views across the Vale. Access to garage. Side access to front.

## GARAGE

Up and over garage door. UPVC double glazed window to the rear. UPVC double glazed door leading to the rear garden. Power and Lighting, and water supply.

## 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.

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

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

