



## 60 Ffordd Y Mileniwm, Barry CF62 5BL £280,000 Freehold

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

Situated in the desirable location of Ffordd Y Mileniwm, Barry, this beautifully presented semi-detached house is a perfect family home.

As you enter, you are greeted by a welcoming hallway that leads to a well-appointed fitted kitchen and dining area, which overlooks the front elevation, providing a lovely space for family meals. The ground floor also features a convenient cloakroom and a generously sized living room, where French doors open onto a level garden, creating a seamless connection between indoor and outdoor living.

The first floor comprises of two bedrooms (bedroom two benefiting from built in wardrobes) and a family bathroom, ideal for family living. Ascend to the second floor to discover a large master bedroom with built in storage, and complete with an en-suite shower room, offering a private retreat for relaxation.

Outside, the property features a low-maintenance front garden with slate chippings and a paved walkway, enhancing its curb appeal. The rear garden is enclosed and includes a patio area, perfect for outdoor entertaining, along with established shrubbery that adds a touch of greenery. Additionally, there is rear access to allocated parking bays, with space for two vehicles, ensuring convenience for the family.

This home is ideally situated within walking distance to Asda, Barry Island beach, and various local amenities and public transport options, making it a prime location for both relaxation and convenience. Viewing is essential to fully appreciate the quality and charm of this exceptional property.



## FRONT

Low maintenance front garden with slate chippings, established shrubbery, paved walkway leading to a composite UPVC double glazed front door.

## Entrance Hallway

4'09 x 5'00 (1.45m x 1.52m)

Smoothly plastered ceiling, smoothly plastered walls, wall mounted radiator, ceramic tile flooring, door leading to kitchen/diner, staircase to first floor with fitted carpet flooring, composite front door with obscured UPVC double glazing.

## Kitchen /Dining Area

10'07 x 17'04 (3.23m x 5.28m)

Smoothly plastered ceiling, smoothly plastered walls, porcelain tiled splashback, ceramic tiled flooring, UPVC double glazed window to the front elevation. Modern fitted kitchen with wall and base units, Integrated oven, Integrated gas hob, stainless steel cooker hood, wood laminate worktops, stainless steel sink, space for fridge freezer, space for washing machine, space for dishwasher, wall mounted enclosed combination gas central heating boiler.

## W.C Cloakroom

3'01 x 5'01 (0.94m x 1.55m)

Smoothly plastered ceiling with extractor vent, smoothly plastered walls - part decorative panelling, ceramic tiled flooring, close coupled toilet, small pedestal wash hand basin, porcelain tile splashback tiles, wall mounted radiator, wooden door leading into kitchen/diner.

## Living Room

11'04 x 14'00 (3.45m x 4.27m)

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator, UPVC double glazed patio doors leading out to garden, wooden door leading into kitchen/diner.

## FIRST FLOOR

### First Floor Landing

6'07 x 12'09 (2.01m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. Wooden doors leading to bedroom two, family bathroom, bedroom three. Door leading to inner hallway leading to second floor.

### Bedroom Two

11'06 x 11'08 (3.51m x 3.56m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed windows to the rear elevation, built in wardrobes, additional storage cupboard currently being used as a laundry cupboard with power facility.

### Bedroom Three

7'01 x 10'11 (2.16m x 3.33m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Family Bathroom

6'02 x 7'01 (1.88m x 2.16m)

Smoothly plastered ceiling with extractor vent, smoothly plastered walls, ceramic tiled flooring, ceramic tiled splashback, pedestal wash hand basin, close coupled toilet wall mounted towel rail, bath with overhead power shower.

### Inner Landing

6'07 x 4'03 (2.01m x 1.30m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed window to the front elevation, fitted carpet stairs leading to second floor.

## SECOND FLOOR

### Master Bedroom

14'00 x 19'01 (4.27m x 5.82m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelling, fitted carpet flooring, wall mounted radiator, UPVC double glazed window to the front elevation with views over the Park, storage cupboards either side of the eaves, wooden door leading to en-suite.

### En-Suite

4'09 x 9'03 (1.45m x 2.82m)

Smoothly plastered ceiling, smoothly plastered walls, ceramic tile flooring, porcelain tile splashback tiles, Velux window to the rear elevation, wall mounted towel rail, close coupled toilet pedestal wash hand basin, double shower with electric shower unit.

## REAR

Enclosed rear garden, patio area, established planted shrubbery, AstroTurf lawn, raised decking area, rear gate access to allocated parking bays, side gate leading to front of property.

## 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.

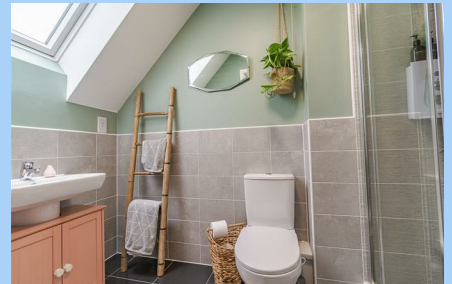
## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 95        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         | 85        | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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