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## 22 Afal Sur, Barry CF63 1FX Offers In Excess Of £290,000 Freehold

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

Situated in the delightful Afal Sur area of Barry, this modern semi-detached house presents an excellent opportunity for those seeking a comfortable family home in the desirable Pencoedre Village. With three well-proportioned bedrooms and a stylish family bathroom, this property is designed to cater to the needs of modern living.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, perfect for relaxation or entertaining guests. The contemporary kitchen/dining area is a highlight, providing an ideal space for family meals and social gatherings. The layout of the home promotes a sense of openness and warmth, making it a perfect setting for creating lasting memories.

The outdoor space is equally impressive, featuring a low-maintenance rear garden that offers a peaceful retreat. The patio area, complemented by a charming pergola surrounded by lush greenery and decorative slate chippings, invites you to enjoy the outdoors in comfort. Additionally, the property includes a single garage and parking for up to three vehicles, ensuring convenience for you and your guests.

With gas central heating and double glazing throughout, this home not only provides comfort but also energy efficiency. Its prime location offers easy access to the link road to Culverhouse Cross and the M4, making it an ideal choice for commuters while still enjoying the tranquility of suburban life.

This property is a true gem, combining modern amenities with a welcoming atmosphere. Do not miss the chance to make this house your home; arrange a viewing today to fully appreciate the charm and comfort it has to offer.



## FRONT

Driveway, access to garage. Laid decorative chippings. Planted established shrubbery. Composite front door. Side access to rear.

## Entrance Hallway

7'3 x 2'9 (2.21m x 0.84m)

Textured ceiling, smoothly plastered walls, LVT herringbone flooring. Wall mounted radiator. Composite front door. Wood panelled door leading to the living room, a further wood panelled door leading to the w.c cloakroom.

## Living Room

14'9 x 14'9 (4.50m x 4.50m)

Textured ceiling, smoothly plastered walls - part decorative panelling. LVT herringbone flooring. Wall mounted radiator. Modern fireplace. UPVC double glazed window to the front elevation. Fitted carpet staircase rising to the first floor. Wood Panelled door leading to the kitchen/dining.

## Kitchen /Dining

14'9 x 8'2 (4.50m x 2.49m)

Textured ceiling, smoothly plastered walls. Ceramic tiled splashbacks. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading to the rear garden. Modern fitted kitchen with wall and base units. Wood laminate worktops. Stainless steel sink. Integrated hob and oven. Stainless steel cooker hood. Integrated fridge/freezer, integrated washing machine. Access to under stairs storage. Wood panelled door leading to the living room.

## W.C Cloakroom

6'4 x 2'7 (1.93m x 0.79m)

Textured ceiling, smoothly plastered walls. LVT flooring. Wall mounted towel rail. UPVC double glazed obscured glass window to the front elevation. Pedestal wash hand basin. Close coupled toilet. Wood panelled door to entrance hallway.

## FIRST FLOOR

### First Floor Landing

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

### Bedroom One

8'2 x 14'9 (2.49m x 4.50m)

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

### Bedroom Two

8'2 x 10'10 (2.49m x 3.30m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

### Bedroom Three

5'11 x 11'7 (1.80m x 3.53m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Cupboard with water tank and storage. Wood panelled door leading to the first floor landing.

### Family Bathroom

6'0 x 5'7 (1.83m x 1.70m)

textured ceiling, tiled walls. vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear. Bath with shower over. Pedestal wash hand basin. Close coupled toilet.

## REAR

Enclosed rear garden, patio area with pergola covering. laid decorative slate chippings. Planted established shrubbery. Feather edged fencing surrounding. Laid deck area to side of property. Paved pathway leading to the driveway and garage.

## GARAGE

Up and over garage door. Power & Lighting.

## COUNCIL TAX

Council tax band D

## 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

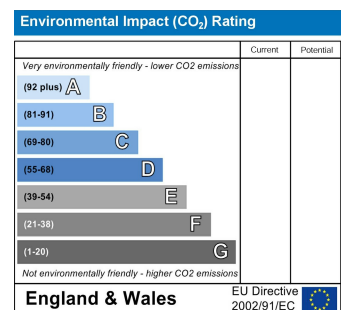
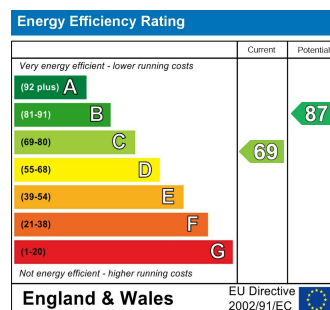
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## PROCEEDS OF CRIME ACT 2002

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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