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## 55 Woodlands Road, Barry CF63 4EG £235,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated on Woodlands Road in the charming town of Barry, this delightful mid-terraced house offers a perfect blend of traditional character and modern convenience. Originally a three-bedroom property, it has been thoughtfully adapted into a two-bedroom home, providing spacious living areas while still allowing for the possibility of reverting back to its original layout.

Upon entering, you are welcomed by a bright entrance hallway that leads into a generous living and dining room, ideal for both relaxation and entertaining. The separate galley kitchen is functional and well-equipped, making meal preparation a pleasure.

On the first floor, you will find two well-proportioned double bedrooms, each offering ample space and natural light. The family bathroom is conveniently located, serving the needs of the household with ease.

One of the standout features of this property is the enchanting tiered garden at the rear. This outdoor space is a true haven, complete with paved patio areas perfect for al fresco dining, and established shrubbery that adds a touch of greenery and privacy. Additionally, the garden includes storage sheds and an outbuilding, which provides valuable utility space for a washing machine and other appliances.

To the front of the property, an enclosed paved area with planted shrubbery enhances the curb appeal and offers a pleasant spot to enjoy the outdoors.

With its prime location near the main town area, this home is within walking distance of schools and local amenities, making it an ideal choice for families or professionals alike. This property presents a wonderful opportunity to create a comfortable and inviting home in a sought-after area of Barry.



## FRONT

Fourcourted front, with original tiled pathway. Laid decorative slate chippings. Planted established shrubbery. UPVC double glazed front door leading to the entrance hallway.

## Entrance Hallway

5'10 x 12'05 (1.78m x 3.78m)

Papered ceiling with coving, papered walls. LVT flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and skylight. Fitted carpet staircase rising to the first floor. Through opening to kitchen. Wood panelled door to living / dining room.

## Dining Room

12'00 x 13'11 (3.66m x 4.24m)

Papered ceiling with coving, papered walls. LVT flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Through opening to the living room. Wood panelled door leading through to the entrance hallway.

## Living Room

12'10 x 15'02 (3.91m x 4.62m)

Papered ceiling with coving, papered walls. LVT flooring. Wall mounted radiator. UPVC double glazed bay window with French doors leading out to the rear garden. Dual fuel fire, with marble hearth. Through opening to dining room.

## Kitchen

5'10 x 9'11 (1.78m x 3.02m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled splashbacks. Ceramic tiled flooring. UPVC double glazed window to the rear. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Space for electric cooker, space for washing machine. Stainless steel cooker hood. Through opening to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

2'08 x 7'02 (0.81m x 2.18m)

Textured ceiling with loft access via a pulldown fixed ladder. (Please note the loft is boarded with lighting) papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and two. A further wood panel door leading to the family bathroom.

### Bedroom One

11'06 x 19'02 (3.51m x 5.84m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed windows to the front elevation. Storage area. Wood panelled door leading through to the first floor landing. (Please note this bedroom was previously two separate bedrooms and could be reverted.)

### Bedroom Two

10'10 x 11'00 (3.30m x 3.35m)

Textured ceiling, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in storage. Wood panelled door leading to the first floor landing.

### Family Bathroom

7'02 x 7'11 (2.18m x 2.41m)

Smoothly plastered ceiling with inset lights and coving, ceramic tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed windows and obscured glass to the rear elevation. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin and toilet. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear tiered garden. Paved patio with French doors leading to the living room. Steps descending down to a further patio area surrounded by planted shrubbery. Further steps leading down to an area with laid decorative chippings. Planted established shrubbery. Space for storage shed. Outbuilding. Rear lane access.

## OUTBUILDING

4'06 x 10'07 (1.37m x 3.23m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Space for washing machine. Space for tumble dryer. Space for fridge / freezer. Wall mounted combination boiler. Wooden door leading to the rear garden.

## COUNCIL TAX

Council tax band C

## 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.

