



## 2 Pontypridd Road, Barry CF62 7LR £439,500 Freehold

3 BEDS | 1 BATH | 3 RECEPT | EPC RATING

Situated on the charming Pontypridd Road in Barry, this recently renovated period detached family home offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house boasts three inviting bedrooms, each designed to create a restful atmosphere. Whether you are looking for a peaceful retreat or a vibrant space for family members, these bedrooms cater to all needs. The single bathroom is well-appointed, ensuring that daily routines are both efficient and enjoyable.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles. This is a rare find in the area, providing ease and accessibility for residents and guests alike.

Situated in a desirable location, this home is close to local amenities, schools, and transport links, making it an excellent choice for families and professionals. With its charming character and practical features, this detached house on Pontypridd Road is a wonderful opportunity for those seeking a new home in Barry. Don't miss the chance to make this lovely property your own.



## FRONT

### Entrance Hallway

16'9 x 5'9 (5.11m x 1.75m)

Smoothly plastered ceiling and walls. Traditional black-and-white Victorian style tiles. Fitted carpeted stairs with wooden staircase to first floor. UPVC double-glazed window to side aspect. Large UPVC frosted glass front door. Wall-mounted vertical radiator. Bespoke wooden glass-panel doors to Living Room, Kitchen, and Sitting Room. Pantry storage under stairs.

### Living Room

13'9 x 13'8 (4.19m x 4.17m)

Smoothly plastered ceiling with inset spotlights. Smoothly plastered walls. Traditional parquet flooring. UPVC double-glazed bay-fronted windows to front elevation and additional side window. Chimney breast with feature electric fireplace. Wall-mounted Victorian style radiator.

### Dining Room

14'3 x 12'1 (4.34m x 3.68m)

(Currently used as a gym) Plastered ceiling with inset spotlights. Plastered walls. UPVC double-glazed window to side aspect. Traditional parquet flooring. Opening to Dining Room. Wall-mounted modern radiator.

### Sitting Room

12'8 x 11'4 (3.86m x 3.45m)

Plastered ceiling and walls. Large UPVC double-glazed windows to rear and side aspects. Victorian style wall-mounted radiator. Porcelain tiled flooring. Moveable breakfast bar with quartz worktops and storage underneath. Open to Kitchen.

### Kitchen

15'9 x 8'0 (4.80m x 2.44m)

Plastered ceiling with inset spotlights. Plastered walls. Large porcelain tile flooring throughout. Bespoke glass wooden panelled door to Rear Lobby. Wall-mounted, eye-level units in ultra-matte, handle less design with glass cabinets. Integrated fridge and freezer. Base units with granite or quartz worktops, matching uprisers and splashback. UPVC double-glazed window to side elevation. Integrated Lamona oven and grill. Integrated four-ring gas hob with extractor above. Selection of drawers. Integrated dishwasher. Quartz windowsills. Breakfast bar.

### Rear Lobby

7'7 x 3'7 (2.31m x 1.09m)

Plastered ceiling and walls. Continuation of porcelain tile flooring. Wall-mounted radiator. UPVC double-glazed obscure glass door to rear garden. Utility area with plumbing for washing machine and space for tumble dryer. WC toilet.

## FIRST FLOOR

### Landing

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double-glazed window to side aspect. Bespoke wooden modern doors to bedrooms and family bathroom.

### Bedroom One

13'8 x 12'1 (4.17m x 3.68m)

Smoothly plastered ceiling with inset spotlights. Smoothly plastered walls. Fitted carpet flooring. UPVC double-glazed windows to rear and side elevations. Victorian style modern wall-mounted radiator.

### Bedroom Two

14'8 x 10'10 (4.47m x 3.30m)

Plastered ceiling and plastered walls. Inset spot lighting, fitted carpet flooring. UPVC double glazed bay fronted windows overlooking the front garden. Vertical modern radiator.

### Bedroom Three

9'2 x 8'6 (2.79m x 2.59m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

### Family Bathroom

7'9 x 7'7 (2.36m x 2.31m)

Smoothly plastered ceiling with inset spotlights and extractor fan. Porcelain and slate wall tiles. High-gloss porcelain floor tiles. UPVC double-glazed obscure glass window to rear aspect. Walk-in shower cubicle with mains shower and tinted glass screen. Vanity basin with storage drawers and mixer tap. Close-coupled toilet. Egg-shaped corner freestanding bath with mixer tap. Vertical towel rail heater. Shaver points.

## REAR GARDEN

A fully enclosed rear garden with timber slatted fencing surrounding. Large porcelain tiles with decorative stone chippings. Further garden area with stone chippings and porcelain paved pathways. Established shrubberies and raised flower borders with mature planting. Wooden gate leading to front aspect. Outside lighting and tap.

## COUNCIL TAX

Council tax band F.

## 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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