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53 Hinchsliff Avenue, Barry CF62 9US
£285,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated on the charming Hinchsliff Avenue in Barry, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area.

The location is particularly appealing, providing easy access to local amenities, schools, and parks, making it an ideal choice for families. Barry itself is known for its vibrant community and beautiful coastal scenery, offering a delightful blend of urban and natural attractions.

This semi-detached house on Hinchsliff Avenue is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home is sure to meet your needs. Do not miss the chance to view this lovely residence and envision your future in this welcoming space.







FRONT
Accessed via wrought iron gates, providing parking for multiple vehicles. Brick-built walls and timber fencing. UPVC door to the side extension; UPVC double-glazed front door opening into the entrance hallway.

Entrance Hallway
Fully open-plan leading into the kitchen. Solid wood flooring, smoothly plastered walls, and smoothly plastered ceiling with coving. Bespoke wooden staircase rising to the first floor with a complementary handrail, UPVC double-glazed window to the side elevation, wall-mounted radiator, and double wooden glass panel doors opening into the living room.

Living Room
12'5 x 12'5 (3.78m x 3.78m)
Solid wood flooring, smoothly plastered walls, and smoothly plastered ceiling with coving. UPVC double-glazed windows overlooking the front elevation, fireplace surround with a marble hearth, wall-mounted radiator, and double doors opening to a storage cupboard housing the stop tap. Wooden double doors opening through to the dining area.

Kitchen/Dining Room
19'3 x 11'8 (5.87m x 3.56m)
Space for a dining table, wood flooring throughout, smoothly plastered ceiling with coving, smoothly plastered walls, wall-mounted radiator, and UPVC double-glazed French doors with matching windows opening out to the rear garden. Base units with laminate work surfaces and a breakfast bar with seating space. Integrated appliances include an under-counter fridge, under-counter freezer, electric oven, four-ring gas hob, wall-mounted extractor fan, and stainless steel splashback with ceramic tile surrounds. 1.5 bowl sink with mixer tap. UPVC double-glazed window to the side elevation and a wall-mounted radiator. Wooden door providing access to the side utility room extension.

Utility Room
9'8 x 9'6 (2.95m x 2.90m)
Tiled flooring, tiled walls, and smoothly plastered ceiling with inset spotlights. Base units with laminate work surfaces, ceramic basin, plumbing for a washing machine, UPVC double-glazed sash window facing the front elevation, and a UPVC double-glazed door opening to the rear garden. Wooden door leading into the ground-floor cloakroom/WC.

W.C/Cloakroom
4'0 x 2'5 (1.22m x 0.74m)
Tiled flooring, tiled walls, and smoothly plastered ceiling with inset spotlights. Close-coupled WC and a UPVC double-glazed obscure glass window to the rear elevation.

FIRST FLOOR

Landing
Fitted carpet flooring, smoothly plastered walls, and smoothly plastered ceiling with coving. Wooden balustrade with handrail, UPVC double-glazed window to the side elevation, loft access, and wooden doors leading to all bedrooms and the family bathroom.

Bedroom One
12'6 x 10'3 (3.81m x 3.12m)
Papered walls, fitted carpet flooring, and smoothly plastered ceiling with coving. Fitted wardrobe, wall-mounted radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two
12'3 x 11'6 (3.73m x 3.51m)
Smoothly plastered and papered walls, fitted carpet flooring, and smoothly plastered ceiling with coving. Fitted wardrobes, wall-mounted radiator, UPVC double-glazed window to the rear elevation, and bi-fold doors opening to a storage cupboard containing the wall-mounted combination boiler.

Bedroom Three
9'6 x 8'4 (2.90m x 2.54m)
Papered walls, fitted carpet flooring, and plastered ceiling with coving. Fitted wardrobe, wall-mounted radiator, and a UPVC double-glazed window overlooking the front elevation.

Family Bathroom
8'3 x 6'6 (2.51m x 1.98m)
Wood-effect flooring, plastered and tiled walls, and plastered ceiling with coving. Double shower cubicle with glass shower screen and mains-fed electric shower. Bath fitted with a Victorian-style mixer tap and shower attachment. Pedestal wash hand basin with twin taps and a close-coupled WC. Vertical towel heater.

REAR GARDEN
Spacious, level garden enclosed by brick-built walls and timber fencing. Features a decked patio area, artificial grass, lawn bordered by mature shrubs, paved patio area, decorative slate chippings, and a raised paved patio. Potential to extend (subject to standard planning permission).

Summer House
13'1 x 10'0 (3.99m x 3.05m)
Brick-built with paved flooring, UPVC double-glazed windows surrounding, and accessed via wooden doors. Currently has no power or lighting; offers potential for conversion into a home office.

COUNCIL TAX
Council tax band C.

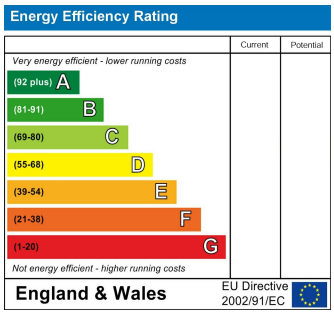
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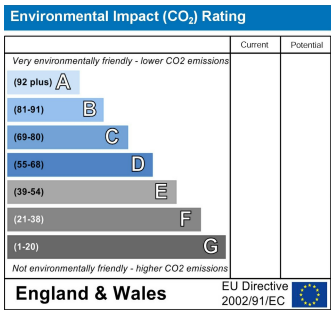
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
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PROCEEDS OF CRIME ACT 2002
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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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