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## 6 Norwood Crescent, Barry CF63 2AR Chain Free £280,000 Freehold

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

Situated in the charming Norwood Crescent of Barry, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is the open plan kitchen and dining area, which creates a seamless flow for family gatherings and social occasions. Natural light floods the space, enhancing the inviting ambiance. Additionally, the sun room conservatory overlooks the low maintenance rear garden, providing a tranquil spot to enjoy your morning coffee or unwind after a long day.

For those with vehicles, the property boasts parking for two cars, along with a garage for added convenience. The rear garden is designed for easy upkeep, allowing you to spend more time enjoying your home and less time on maintenance.

This property is not just a house; it is a place where memories can be made. With its desirable location and thoughtful features, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely home your own.



## FRONT

Driveway for one vehicle, access to garage via up and over door. Front lawn with mature hedges surrounding. Access to storm porch via UPVC double glazed French doors.

## STORM PORCH

UPVC double-glazed French doors to storm porch. Storm porch with textured ceiling and exposed brick. Wooden, glass-panel doors into living room.

## LIVING ROOM

18'3 x 14'5 (5.56m x 4.39m)

Textured ceiling with coving; plastered walls; wood flooring. UPVC double-glazed window to front aspect; wall-mounted radiator. Timber fire surround with marble hearth and inserts; electric fire in situ. Open to kitchen and open-plan dining area.

## KITCHEN/DINING

18'2 x 12'4 (5.54m x 3.76m)

Smooth plastered ceiling and walls; tile-effect vinyl flooring. UPVC double-glazed sliding patio doors and obscure glass door to conservatory/sunroom. Kitchen fittings: eye-level wall units with wall-mounted boiler; base units and drawers; laminate worktops; 1.5 bowl sink with mixer tap and drainer board; UPVC double-glazed side window. Appliances/space: under-counter spaces for fridge and freezer; plumbing for washing machine; integrated electric oven and grill; inset electric hob with extractor above; larder unit; ceramic splashback tiles. Breakfast bar with dining space.

## SUN ROOM

17'0 x 7'8 (5.18m x 2.34m)

Polycarbonate PVC roof; UPVC double-glazed surround; wood-effect flooring. UPVC double-glazed door to rear garden.

## FIRST FLOOR

### LANDING

Textured ceiling; plastered walls; solid wood flooring. Loft access with pull-down ladder. New PVC double-glazed obscure glass window to side aspect. Wooden doors to bedrooms, family bathroom, and airing cupboard with fitted shelving.

### BEDROOM ONE

12'4 x 10'2 (3.76m x 3.10m)

Textured ceiling with coving; papered walls; fitted carpet. New PVC double-glazed window to front aspect. Wall-mounted radiator. Sliding mirrored doors to fitted wardrobes.

### BEDROOM TWO

10'4 x 10'2 (3.15m x 3.10m)

Textured ceiling; plastered walls with a feature wallpapered wall; fitted carpet flooring. UPVC double-glazed window to rear garden aspect. Wall-mounted radiator. Mirrored sliding doors to fitted wardrobes.

### BEDROOM THREE

9'5 x 7'5 (2.87m x 2.26m)

Textured ceiling; plastered walls; fitted carpet. UPVC double-glazed window to front aspect. Wall-mounted radiator. Fitted shelving units.

### FAMILY BATHROOM

7'4 x 7'3 (2.24m x 2.21m)

Papered ceiling with inset spotlights; tiled ceramic walls; vinyl tile-effect flooring. UPVC double-glazed obscure glass window to rear aspect. Wall-mounted radiator. Suite: corner bath with twin taps and electric shower over plus bi-folding screen; wash basin with twin taps and storage; close-coupled toilet.

### REAR GARDEN

Fully enclosed with brick walls and feather-edge fencing. Paved patio areas; lawn with flower beds and mature shrubs. Raised patio area for garden furniture. Outside tap and lighting. Wooden door to workshop and access to garage. Garage has full power and lighting.

### 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

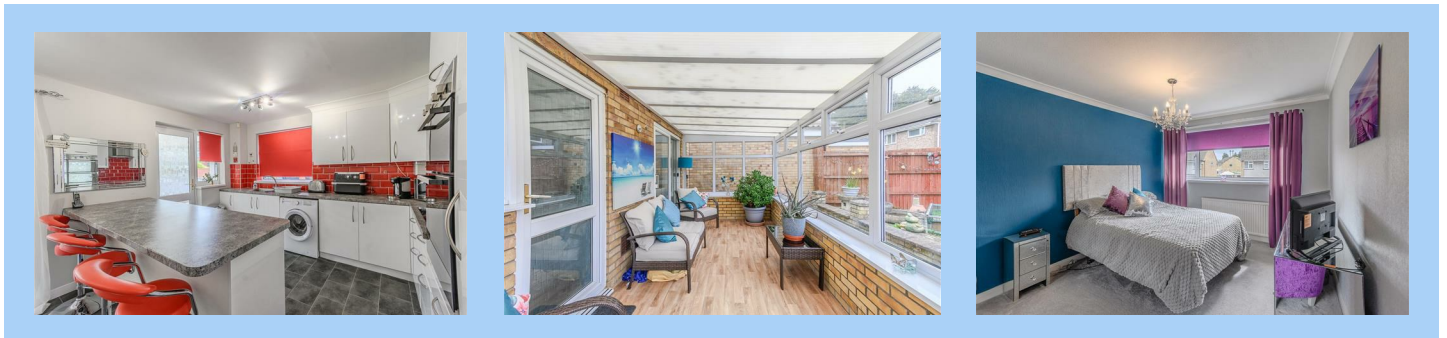
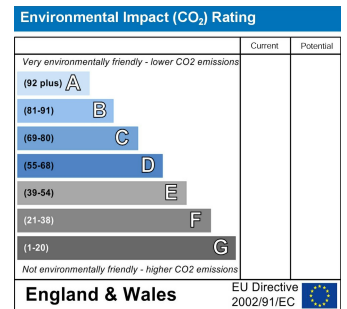
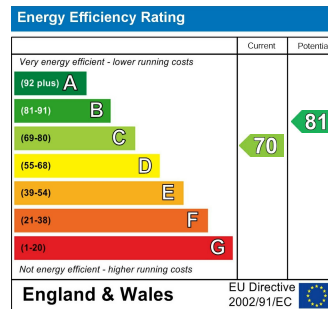
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### PROCEEDS OF CRIME ACT 2002

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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