1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk

7 Myrtle Grove, Barry CF63 2LR
£270,000 Freehold

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

Situated in the tranquil cul-de-sac of Myrtle Grove, Barry, this recently renovated semi-detached family home offers a perfect blend of modern living and potential for future expansion (Subject to the normal planning consents). With a generous plot size, this property is ideal for families seeking both comfort and space.

Upon entering, you are greeted by a welcoming hallway adorned with stylish herringbone LVT flooring which flows throughout the ground floor, leading you into a bright and airy living room. The heart of the home is undoubtedly the open-plan kitchen and dining area, which boasts high-quality finishes and integrated appliances. The UPVC double-glazed French doors invite natural light and provide seamless access to the rear garden, making it an excellent space for entertaining or enjoying family meals.

The first floor comprises three bedrooms, each designed with a high standard of finish, alongside a contemporary high standard of finish family shower room that caters to all your needs.

The rear garden is a standout feature, offering a larger than average level space that is perfect for children to play or for gardening enthusiasts. With a patio area for outdoor dining and a laid lawn, it is a delightful retreat. Additionally, there is a storage outhouse and garage, providing ample space for your belongings.

To the front, the property benefits from a driveway that accommodates two vehicles, complemented by a charming lawn adorned with mature shrubbery.

Conveniently located near local shops, schools, and public transport links, this home is perfect for commuters with easy access to the M4. Viewing is highly recommended to fully appreciate the quality and potential this property has to offer.

FRONT
Enclosed front garden, Driveway with access to garage via a electric roller shutter door. Laid to lawn. Steps to UPVC double glazed front door. Side access to rear garden.

Entrance Hallway
6'00 x 11'02 (1.83m x 3.40m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls, LVT flooring. Through opening to living room and kitchen / dining room. Fitted carpet staircase rising to the first floor. UPVC double glazed front door.

Living Room
11'02 x 13'03 (3.40m x 4.04m)
Smoothly plastered ceiling with inset lighting. Smoothly plastered walls and LVT flooring. Wall-mounted radiator. UPVC double glazed window to the front. Through opening to the entrance hallway.

Kitchen / Dining
8'03 x 19'07 (2.51m x 5.97m)
Smoothly plastered ceiling with inset lighting. Smoothly plastered walls and part porcelain tiled splashback. UPVC double glazed window to the rear. UPVC double glazed French doors leading out to the rear garden. Wall-mounted vertical column radiator. Modern fitted kitchen comprising wall and base units, laminate worktops, porcelain sink, integrated five-ring gas hob, integrated double oven, integrated fridge and freezer, integrated dishwasher, and wall-mounted housed combination boiler. Ample room for dining furniture.

First Floor

First Floor Landing
5'09 x 6'03 (1.75m x 1.91m)
Smoothly plastered ceiling with inset lights and loft access. Smoothly plastered walls and fitted carpet flooring. Solid oak doors leading to Bedroom One and Bedroom Two, with a sliding solid oak door leading to the Family shower room. Through opening to Bedroom Three.

Bedroom One
10'11 x 13'05 (3.33m x 4.09m)
Smoothly plastered ceiling with inset lights. Smoothly plastered walls and wood laminate flooring. Wall-mounted radiator. UPVC double glazed window to the front. Solid oak door leading through to the landing.

Bedroom Two
8'03 x 13'05 (2.51m x 4.09m)
Smoothly plastered ceiling with inset lights. Smoothly plastered walls and wood laminate flooring. Wall-mounted radiator. UPVC double glazed window to the rear. Solid oak door leading to the landing.

Bedroom Three
7'08 x 8'08 (2.34m x 2.64m)
Smoothly plastered ceiling with inset lights. Smoothly plastered walls and wood laminate flooring. Wall-mounted radiator. UPVC double glazed window to the front. Through opening to the landing.

Family Shower Room
4'09 x 7'04 (1.45m x 2.24m)
Smoothly plastered ceiling with inset lights and extractor vent. Ceramic tiled walls and flooring. Wall-mounted towel rail. UPVC double glazed window with obscure glass to the rear. Pedestal wash hand basin. Double walk-in shower with thermostatically controlled shower overhead and recessed shelving. Close coupled toilet. Wall mounted illuminated mirror. Sliding solid oak door leading through to the landing.

REAR
Enclosed larger than average rear garden, part walled and part feather fencing. Patio area, laid lawn, pathway, and laid slate chipping area. Side access to the front, storage shed, and access to the garage.

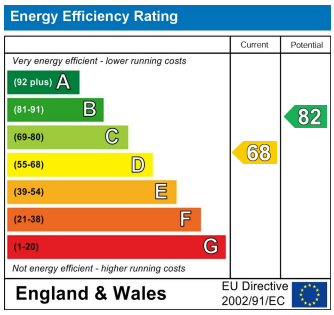
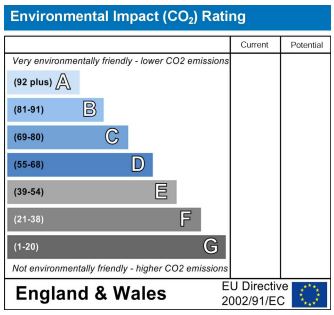
GARAGE
8'11 x 17'00 (2.72m x 5.18m)
Power and lighting. Electric up-and-over garage door. Plumbing for washing machine and tumble dryer.

COUNCIL TAX
Council tax band B

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.