



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk)  
[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



## 23 Hawthorn Road, Barry CF62 6LE Chain Free £369,950 Freehold

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

**\*\*NO CHAIN\*\*** This beautiful property at Hawthorn Road in Barry. A delightful detached house that offers a perfect blend of comfort and space, making it an ideal family home. With well-proportioned reception rooms, there is ample room for both relaxation and entertaining. Each space is filled with natural light, creating a warm and inviting atmosphere throughout the property.

The house boasts three spacious bedrooms, providing plenty of room for family members or guests. The layout is thoughtfully designed to ensure privacy and comfort, making it a wonderful retreat at the end of a busy day. The single bathroom is conveniently located, catering to the needs of the household.

For those with vehicles, the property includes parking for multiple vehicles, a valuable feature in this desirable area. The outdoor space surrounding the house offers potential for gardening or simply enjoying the fresh air.

This property is not just a house; it is a home that promises a lifestyle of convenience and comfort in a lovely neighbourhood. Within close proximity to Porthkerri Country Park leading to numerous beaches. Do not miss the opportunity to make this charming residence your own.



## FRONT

Driveway leading to carport and garage. . Side access. Steps ascending and balustrade leading to UPVC double glazed front door.

## Entrance Porch

6'8" max x 4'11" max (2.03m max x 1.50m max )

Textured ceiling. Smoothly plastered walls. UPVC double glazed opaque glass windows. Fitted carpet. Door opening to hallway and cloakroom.

## Cloakroom/w.c.

5'2" max x 2'7" max (1.57m max x 0.79m max )

Textured ceiling. Ceramic tiled walls and floors. UPVC double glazed opaque glass window to the side. Close coupled cistern w.c. Vanity unit wash-hand basin. Radiator.

## Hallway

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the side. Radiator. Stairs rising to under-stairs storage cupboard, kitchen/dining/sitting room and living room.

## Living Room

13'0" max x 12'6" max (3.96m max x 3.81m max )

Textured ceiling. Coving. Picture rail. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Radiator.

## Kitchen/Dining/Sitting Room

19'5" max x 19'4" max (5.92m max x 5.89m max )

Smoothly plastered ceiling. Smoothly plastered walls. Karndean flooring. UPVC double glazed opaque glass window to the side. Two sets of UPVC sliding patio doors opening to the rear garden. Space for log-burning stove. Wall mounted contemporary radiators. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Eye level gas double oven. Four burner gas hob with extractor over. Two bowl sink. Integrated fridge, freezer and washing machine. Breakfast bar.

## FIRST FLOOR

### Landing

Papered ceiling. Attic hatch. Fitted carpet. Doors to three bedrooms and bathroom. UPVC double glazed window to the side.

### Bedroom 1

12'11" max x 11'4" max (3.94m max x 3.45m max )

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Built in sliding door wardrobes.

### Bedroom 2

12'9" max x 11'0" max (3.89m max x 3.35m max )

Papered ceiling. Coving. Papered walls. Laminate flooring. UPVC sliding patio doors opening to balcony with rear garden views. Sliding wardrobe doors with storage housing wall mounted combination boiler. Radiator.

### Bedroom 3

9'6" max x 7'10" max (2.90m max x 2.39m max )

Textured ceiling. Papered walls. Laminate flooring. UPVC double glaze window to the rear garden. Radiator.

## Family Bathroom

9'2 x 5'7 (2.79m x 1.70m)

Plastered ceiling with inset spotlighting. Plastered walls with porcelain tiles. Tiled flooring. Bath with shower mains operated over. Mixer tap over bath. Close coupled toilet. Vanity wash hand basin. Towel rail heater. Extractor fan. UPVC double glazed opaque glass window to the front.

## REAR

Patio area. Side access. Gated access into further garden area with laid lawn, flower beds, shrubs, shed and greenhouse.

## COUNCIL TAX

Council tax band E

## 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.

## DISCLAIMER

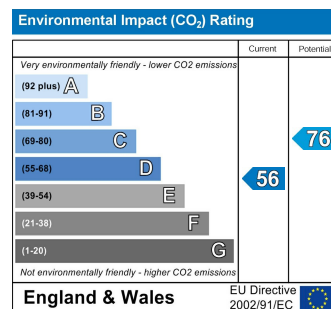
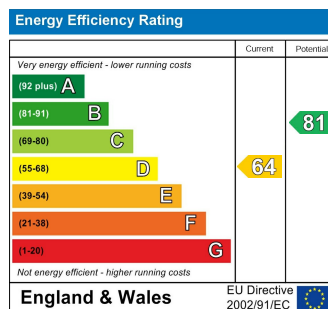
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

## 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.



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

