



6 Crossways Street, Barry CF63 4PQ £260,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Nestled in the heart of Barry on Crossways Street, this charming semi-detached house offers a delightful blend of modern living and convenience. With its central location, residents will find themselves just a stone's throw away from local shops, schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a spacious and modern entrance hallway that sets the tone for the rest of the home. The property boasts an inviting living room, perfect for entertaining guests or enjoying quiet family evenings. The contemporary kitchen and dining area provide a wonderful space for culinary adventures and family meals, ensuring that every gathering is a memorable one.

This home features three well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed to cater to the needs of the household. Additionally, the property includes a versatile loft or hobby area, offering endless possibilities for use as a playroom, office, or creative space.

For those who appreciate outdoor living, the large enclosed rear garden is a true highlight. It provides a private sanctuary for gardening, play, or simply unwinding in the fresh air. The workshop or utility area, complete with a W.C. cloakroom, adds practicality to the home, making it easy to manage daily tasks.

In summary, this semi-detached house on Crossways Street is a wonderful opportunity for anyone seeking a modern, spacious home in a prime location. With its thoughtful layout and generous outdoor space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.



FRONT

Enclosed front garden with laid decorative slate chippings. Paved pathway leading to a UPVC double glazed front door. Planted established shrubbery. Side access to storage and rear Garden.

Entrance Hallway

5'11 x 12'09 (1.80m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. UPVC double glazed window to the side with obscured glass. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to living room and kitchen / dining. Access to understairs storage.

Living Room

12'7 x 12'7 (3.84m x 3.84m)

Smoothly plastered ceiling, smoothly plastered walls with decorative panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front with fitted blinds. Media wall with integrated electric feature fire. Wood panelled door leading through to the entrance hallway.

Kitchen / Dining

10'11 x 19'0 (3.33m x 5.79m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls - part papered. LVT flooring. Wall mounted radiator. UPVC double glazed windows to the rear. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated induction hob. Integrated oven. Space for washing machine. Space for fridge/ Freezer. Ample room for dining furniture. Wood panelled door through to the entrance hallway. UPVC door leading through to utility / storage area.

Workshop / Storage Area

20'4 x 7'9 (6.20m x 2.36m)

Power and lighting. UPVC double glazed window to rear and front elevations. UPVC double glazed French door's leading to the rear garden. W.C Cloakroom.

FIRST FLOOR

First Floor Landing

5'10 x 6'06 (1.78m x 1.98m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

10'11 x 12'0 (3.33m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

Bedroom Two

12'7 x 12'0 (3.84m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls - part papered, and decorative panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing. Access to a wall mounted combination boiler housed.

Bedroom Three

8'11 x 8'6 (2.72m x 2.59m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to stairs to loft / hobby area. Wood panelled door leading through to the first floor landing.

Family Bathroom

6'6 x 7'9 (1.98m x 2.36m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled splashback surrounding bath. Porcelain tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to side elevation with obscured glass. Bath with thermostatic controlled shower over. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first-floor landing.

Loft / Hobby Area

11'01 x 18'11 (3.38m x 5.77m)

Smoothly plastered ceiling with inset lights and Velux windows, smoothly plastered walls with access to eaves storage. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase descending to bedroom three.

REAR

Enclosed rear garden. Paved patio area with bar area to remain and covered Pergola providing ample room for garden furniture. Power and lighting. Feather edged fencing and gate leading to a laid Astro Turfed lawn area. UPVC double glazed French doors leading to utility/ storage area.

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

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.

