



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



84 Churchfields, Barry CF63 1FS £250,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the charming area of Churchfields, Barry, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in this desirable location. This added convenience allows for easy access and flexibility for residents and guests alike.

The surrounding area of Churchfields is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility.

In summary, this semi-detached bungalow in Churchfields, Barry, presents a wonderful opportunity for comfortable living in a sought-after neighbourhood. With its practical layout and generous parking, it is a property not to be missed.



FRONT

Raised, tiered front garden with brick-built walls, stone chippings, and mature shrubs. Steps with wrought-iron handrails lead to a uPVC or composite double-glazed obscure-glass front door into the entrance porch. Block-paved driveway for multiple vehicles with access to the detached single garage.

GARAGE

Up and over door with power and lighting throughout.

ENTRANCE PORCH

Textured ceiling; papered and plastered walls; ceramic tile flooring; wall-mounted radiator. Storage cupboard with fitted shelving and double wooden doors. Wooden door to WC/cloakroom; further wooden door to living room.

W.C./CLOAKROOM

6'6 x 3'2 (1.98m x 0.97m)

Textured ceiling; tiled walls and floor; wall-mounted radiator. Vanity washbasin with mixer tap and storage under. Close-coupled toilet. Obscure uPVC double-glazed window to front aspect.

LIVING ROOM

20'6 x 10'5 (6.25m x 3.18m)

Textured ceiling; papered walls; fitted carpet; wall-mounted radiators. UPVC double-glazed window to front aspect. Feature electric fireplace with wooden surround, marble insert and hearth. Wooden doors to kitchen and inner hallway.

KITCHEN

9'8 x 7'7 (2.95m x 2.31m)

Textured ceiling with coving; papered walls; ceramic splashback tiling; ceramic tile floor. Obscure uPVC double-glazed window to side aspect. Eye-level wall units; base units with laminate worktops. Cupboard housing wall-mounted combination boiler. Integrated electric oven and gas hob. Space for under-counter fridge-freezer; plumbing for washing machine. Stainless-steel sink with mixer tap and drainer. Wall-mounted radiator. UPVC double-glazed glazed-panel door to side porch.

SIDE PORCH

5'6 x 3'6 (1.68m x 1.07m)

PVC roof; uPVC double-glazed window to side aspect; vinyl flooring. Composite obscure-glass door with steps down to driveway. Further composite obscure-glass door to rear garden.

INNER HALLWAY

Textured ceiling with loft access; papered walls; fitted carpet. Airing/iron cupboard with fitted shelving and hanging rails. Wooden doors to two bedrooms and family bathroom

BEDROOM ONE

11'6 x 9'3 (3.51m x 2.82m)

Textured ceiling; papered walls; fitted carpet; fitted wardrobes; wall-mounted radiator. uPVC double-glazed window overlooking rear garden.

BEDROOM TWO

9'3 x 9'1 (2.82m x 2.77m)

Textured ceiling; papered walls; fitted carpet; fitted wardrobes; wall-mounted radiator. UPVC double-glazed window overlooking rear garden.

FAMILY BATHROOM

7'3 x 6'0 (2.21m x 1.83m)

Plastered ceiling with extractor fan; tiled walls and floor. Obscure uPVC double-glazed window to side aspect. P-shaped bath with mixer tap and

mains shower over; glass shower screen. Vanity washbasin with mixer tap and storage under. Close-coupled toilet.

REAR GARDEN

Paved pathway with stone chippings leading to landscaped area. Paved patio; steps rising to lawn. Feather-edge timber fencing; composite garden shed. Private and enclosed.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

