



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



6 Gradon Close, Barry CF63 2QQ £250,000 Freehold

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

Situated in Gradon Close, Barry, this immaculately presented semi-detached house offers a perfect blend of modern living and convenience. Recently renovated throughout, this charming three-bedroom property is ideally situated with easy access to Cardiff and the M4 via the nearby link road. Local supermarkets are within reach, and Cadoxton Train Station is just a short stroll away, providing regular services to Cardiff and Bridgend.

Upon entering, you are welcomed by a bright entrance hallway that leads to a spacious living / dining room, perfect for relaxation and entertaining. The heart of the home is the well-appointed kitchen and breakfast area, which flows seamlessly into a dining or sitting room, this delightful space features a stunning roof lantern and bi-folding doors that open up to the rear enclosed garden, creating an inviting atmosphere for gatherings with family and friends.

The first floor comprises three comfortable bedrooms with bespoke fitted wardrobes, providing ample space for family living or guests. A well-designed family bathroom completes this level, ensuring convenience for all.

Externally, the property boasts a block-paved driveway that accommodates parking for two vehicles, a valuable asset in this area. The rear garden is a private oasis, featuring a porcelain paved patio area ideal for outdoor dining and a brick-built shed for additional storage.

With gas central heating and UPVC double glazing throughout, this home is not only stylish but also energy-efficient. Viewing is essential to fully appreciate the quality and charm this property has to offer. Don't miss the opportunity to make this lovely house your new home.



FRONT

Block paved driveway for parking for two vehicles. Side access to rear. Composite front door leading to the entrance hallway. Side access to rear garden.

Entrance Hallway

5'0 x 7'0 (1.52m x 2.13m)

Smoothly plastered ceiling, smoothly plastered walls. Decorative panelling. LVT flooring, part carpeted. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wall mounted double column radiator. Wood framed glazed door leading through to the living / dining room.

Living / Dining Room

12'11 x 15'08 (3.94m x 4.78m)

Smoothly plastered ceiling, smoothly plastered walls part decorative panelling. LVT flooring. Double column wall mounted radiator. UPVC double glazed doors to the front. Wood framed door with glazed panels to kitchen / breakfast and entrance hallway.

Kitchen / Breakfast

10'04 x 16'01 (3.15m x 4.90m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Ceramic tiled splashbacks. LVT flooring. Wall mounted double column radiator. UPVC double glazed window. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Composite one and 1/2 bowl sink. Integrated induction hob, integrated oven. Cooker hood. Integrated fridge and freezer. Space for washing machine, space for tumble dryer. Wine fridge. Composite glazed door with obscured glass insert leading to the rear garden. Wood framed glazed doors leading to the sitting / dining room and living room.

Dining / Sitting Area

7'11 x 15'01 (2.41m x 4.60m)

Smoothly plastered ceiling with lantern and inset lights, smoothly plastered walls. Ceramic tiled flooring. Wall mounted double column radiator. UPVC double glazed Bi folding doors. UPVC double glazed window to the side elevation.

FIRST FLOOR

First Floor Landing

5'11 x 8'11 (1.80m x 2.72m)

Smoothly plastered ceiling with loft access via a pulldown fixed ladder, smoothly plastered walls with decorative panelling. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor with the continuation of decorative panelling. UPVC double glazed window to side elevation would be panelled doors leading to bedrooms one, two and three further wood panelled door leading to family bathroom.

Bedroom One

9'06 x 14'02 (2.90m x 4.32m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted double column radiator. UPVC double glazed window to the front elevation. Built-in bespoke wardrobes. Wood panelled door to the first floor landing.

Bedroom Two

9'10 x 11'11 (3.00m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted double column radiator. UPVC double glazed window to the rear elevation. Bespoke fitted wardrobes. Wood panelled door leading through to the first floor landing.

Bedroom Three

5'11 x 9'10 (1.80m x 3.00m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. LVT flooring. Wall mounted double column radiator. UPVC double glazed window to the front. Bespoke fitted wardrobes. Access to over stairs storage. Wood panelled door leading through to the first floor landing.

Family Bathroom

5'11 x 7'00 (1.80m x 2.13m)

Smoothly plastered ceiling with inset lights, Aqua panelled walls. LVT flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass insert. Bath with thermostatically controlled rainfall shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden. Porcelain tiled patio area. Brick built outbuilding. Side access to the front. Bi-folding doors leading to the dining room.

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.

