



64 Elizabeth Avenue, Barry CF62 9XD £275,000 Freehold

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

Placed on Elizabeth Avenue, Port road. The property also boasts lovely views of the Vale to the front, adding to its appeal. This delightful semi-detached house which has been renovated to a high standard throughout and offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The living room provides ample room for relaxation and entertaining, featuring a log burning stove, making it a wonderful home for social gatherings.

A modern fitted kitchen with integrated appliances and ample room for dining furniture and an additional sitting area. A utility room providing additional area for kitchen appliances and also benefits from a separate W.C Cloakroom and laundry area.

The property features a modern bathroom, ensuring that daily routines are both practical and pleasant.

The enclosed large rear garden is a perfect space for outdoor activities, gardening, or simply enjoying the fresh air in a private setting featuring a patio area, wooden lodge with power and lighting and also a raised decked area to the rear of the garden ideal for garden furniture and also benefits from power sockets.

One of the standout features of this home is the off-road parking, accommodating one vehicle, which is a valuable asset.

Situated just a few minutes' drive from the link road to Cardiff, residents will enjoy easy access to the vibrant city life while still being able to retreat to the tranquility of Barry.



FRONT

Enclosed front garden, Laid to lawn and established shrubbery surrounding. Block paved driveway. UPVC double glazed French doors leading to an entrance porch. Side access to rear garden, outdoor power sockets and outdoor water supplies.

Entrance Porch

1'09 x 6'03 (0.53m x 1.91m)

UPVC double glazed windows and French doors with obscured glass. Composite glazed door leading through to the entrance hallway. Be-Spoke log holder to remain.

Entrance Hallway

5'10 x 6'02 (1.78m x 1.88m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side. Wood framed glass insert doors leading to living room and kitchen / dining. Bespoke built in storage. Fitted carpet staircase leading to the first floor.

Living Room

9'10 x 13'03 (3.00m x 4.04m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window with fitted be-spoke shutters. Log burning stove with rustic oak beam.

Kitchen/ Dining & Sitting Room

13'06 x 19'07 (4.11m x 5.97m)

Smoothly plastered ceiling with inset and pendant lighting, smoothly plastered walls. Wood laminate flooring. Two wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed bi - folding doors leading to the rear garden. A Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. 1 1/2 bowl porcelain sink. Integrated fridge / freezer, integrated microwave oven. Integrated oven, electric induction hob. Stainless steel with glass shroud cooker hood. Double doors leading through to utility area. Access to storage under stairs.

Utility Area

5'08 x 8'06 (1.73m x 2.59m)

Panelled ceiling with inset lighting. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear. UPVC double glazed door leading out to the rear garden. Wall and base units. Wood laminate worktops. Space for dishwasher. Composite sink. Hallway leading to W.C. cloakroom and laundry room. UPVC double glazed door leading to kitchen / dining. A further UPVC door leading out to the front.

W.C Cloakroom

2'11 x 5'07 (0.89m x 1.70m)

Panelled ceiling with inset lights. Aqua panelling to walls. Ceramic tiled flooring. Wall mounted sink. Close coupled toilet. Wooden barn door.

Laundry Room

5'07 x 8'06 (1.70m x 2.59m)

Vaulted ceiling. Tiled flooring. UPVC double glazed window to the front. Wall units. Wood laminate worktops. Space for washing machine/ Space for tumble dryer. Wall mounted combination boiler.

FIRST FLOOR

First Floor Landing

6'07 x 9'00 (2.01m x 2.74m)

Smoothly plastered ceiling with loft access via a drop down fixed ladder. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the the side. Wood panelled doors leading to bedrooms one, two and bedrooms three. A further wood panelled door leading to the family bathroom. Fitted carpet staircase to ground floor.

Bedroom One

12'06 x 12'08 (3.81m x 3.86m)

Papered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Fitted wardrobes. Wood panelled door leading to first floor landing.

Bedroom Two

10'11 x 12'08 (3.33m x 3.86m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with far-reaching Vale views to the front. Access to built-in storage. Wood panelled door leading through to the first floor landing.

Bedroom Three

7'10 x 8'04 (2.39m x 2.54m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted vertical radiator. UPVC double glazed window with far-reaching Vale views to the front. Wood panelled door leading through to the first floor landing.

Bathroom

6'04 x 7'06 (1.93m x 2.29m)

Smoothly plastered ceiling with inset lights and vent extractor, Aqua panelled walls. LVT flooring. Wall mounted towel rail. UPVC double glazed windows with obscured glass to the side. Vanity wash hand basin. Double shower with thermostatically controlled shower overhead. Bath. Vanity toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed large rear garden, Patio area with planted established shrubbery surrounding and laid decorative chippings. Laid to lawn. Wood lodge 8'0 x 10'0 with power and lighting. Raised decked area to the rear providing ample room for garden furniture this area also benefits from power sockets. UPVC double glazed door leading to utility room. UPVC double glazed bi-folding doors leading to the sitting area and kitchen /dining. Storage sheds. Outdoor power sockets and outdoor water supplies.

COUNCIL TAX

Council tax band C

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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.

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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.



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