



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



101 Ffordd Y Dociau, Barry CF62 5DX £310,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING B

Situated in Barry waterfront development, this beautifully presented Persimmon terraced town house offers a delightful blend of modern living and scenic views. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The open plan living, dining, and kitchen area creates a warm and inviting atmosphere, ideal for entertaining or enjoying quiet evenings at home.

The ground floor features a comfortable sitting room, enhanced by bi-folding doors that seamlessly connect the indoor space to the rear garden, allowing for an abundance of natural light and a lovely view of the outdoors. The property boasts two bathrooms, ensuring convenience for all residents.

Parking is available for one vehicle, adding to the practicality of this lovely home. The water views at the front of the property provide a picturesque backdrop, enhancing the overall appeal of this residence.

This terraced house is not just a home; it is a lifestyle choice, offering both comfort and a sense of community in a desirable location. Whether you are looking to settle down or invest, this property is a must-see.



FRONT

A mid terraced property offering off road parking for one vehicle via a carport. Automatic censored lighting. Artificial grass with mature shrubbery. Pathway leading to a composite front door opening to the entrance hallway.

Entrance Hallway

Smoothly plastered ceiling, smoothly plastered walls. Doors to w.c, sitting room and utility room. Fitted carpet stairs rising to the first floor landing. Understairs storage cupboard.

Sitting Room

10'2 x 9'2 (3.10m x 2.79m)

Smoothly plastered ceiling with inset spotlights. Plastered walls. Herringbone style vinyl flooring. Bi-folding doors opening to the rear garden.

Utility Room

6'5 x 5'8 (1.96m x 1.73m)

Plastered ceiling, plastered walls. Door opening to the rear. Work surfaces with base units and plumbing for washing machine. Wall mounted boiler. Radiator.

W.C/Cloakroom

5'2 x 2'9 (1.57m x 0.84m)

Plastered ceiling and walls. Close coupled toilet. Wall mounted wash hand basin. Radiator.

FIRST FLOOR

Landing

11'2 x 6'6 (3.40m x 1.98m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Double doors opening to the living, dining and kitchen. Door to Office/Playroom. Radiator. Fitted carpet stairs rising to the second floor.

Living/Dining & Kitchen

25'2 x 17'2 (7.67m x 5.23m)

Plastered ceiling with a selection of inset spotlighting and pendant lighting. Plastered walls, part fitted carpet flooring and part porcelain tiles. UPVC picture window with water views. Decorative wood panelling to living space. Radiator. Space for large dining table and a fully fitted kitchen with eye level wall units, base units and worksurfaces over. Stainless steel sink with drainer board and mixer tap. Integrated electric fan assisted oven. Gas four ring gas hob inset to work surface. Wall mounted extractor fan above. Ceramic splashback tiles surrounding. Space for tall fridge/freezer.

Office/Playroom

6'6 x 5'9 (1.98m x 1.75m)

Plastered ceiling, plastered wall. UPVC double glazed window to the rear aspect. Fitted carpet flooring. Radiator.

SECOND FLOOR

Landing

10'9 x 6'6 (3.28m x 1.98m)

Plastered ceiling, plastered walls, fitted carpet flooring. Doors to bedrooms and family bathroom. Airing cupboard.

Master Bedroom

12'6 x 10'4 (3.81m x 3.15m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect with water views. Radiator. Door to en-suite.

En-Suite

7'7 x 4'8 (2.31m x 1.42m)

Plastered ceiling with extractor fan. Plastered walls. Close coupled toilet. Pedestal wash hand basin. Shower cubicle with bi-folding glass shower screen. Tiled surround.

Bedroom Two

10'4 x 9'6 (3.15m x 2.90m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear garden. Radiator.

Bedroom Three

8'3 x 6'7 (2.51m x 2.01m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect with water views. Radiator.

Family Bathroom

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

Plastered ceiling, plastered walls, UPVC double glazed window to the rear aspect. Bathroom comprises of a bath with twin taps and tiles surrounding. Pedestal wash hand basin. Close coupled toilet. Extractor fan. Radiator.

REAR GARDEN

A level rear garden with feather edge fencing surrounding. Paved patio with space for garden furniture. Artificial grass with space for garden shed.

COUNCIL TAX

Council tax band

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

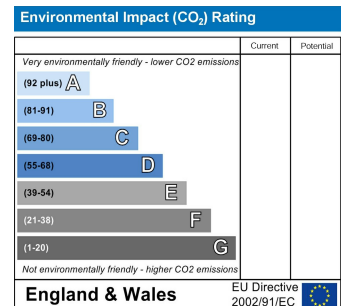
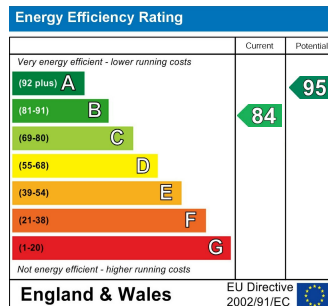
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

