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26 Blodyn Y Gog, Barry CF63 1FB
Chain Free £365,000 Freehold

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

NO CHAIN Nestled in the charming area of Blodyn Y Gog, Barry, this beautifully presented detached family home offers a perfect blend of comfort and modern living. With three spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and convenience.

The heart of the home is undoubtedly the modern fully fitted kitchen, which boasts ample space for dining, making it a delightful spot for family gatherings and entertaining guests. The two well-appointed reception rooms provide versatile living spaces, perfect for relaxation or hosting visitors.

In addition to the en-suite, the property features a contemporary family bathroom, ensuring that all members of the household have access to modern amenities. The thoughtful design and layout of this home create an inviting atmosphere that is both functional and stylish.

For those with vehicles, the property offers parking for two vehicles, adding to the convenience of this lovely home. With its attractive presentation and desirable features, this detached house in Blodyn Y Gog is a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this delightful property your new home.

FRONT
Off-road parking with tarmac drive and stone chippings. Access to rear elevation. Driveway accommodates up to two vehicles.

ENTRANCE HALLWAY
5'2 x 3'4 (1.57m x 1.02m)
Smoothly plastered ceiling with coving; plastered walls. Carpet flooring. Wooden door to living room. Wooden door to converted garage (suitable for further sitting room or home office).

SITTING ROOM
16'6 x 7'8 (5.03m x 2.34m)
Smoothly plastered ceiling with pendant lighting; smoothly plastered walls. Fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window overlooking the front elevation.

LIVING ROOM
14'9 x 11'2 (4.50m x 3.40m)
Smoothly plastered ceiling with coving; smoothly plastered walls with a wallpapered feature wall. Fitted carpet flooring. Wall-mounted radiators. UPVC double-glazed window overlooking the front elevation. Wooden door to entrance hallway.

INNER HALLWAY
7'8 x 3'3 (2.34m x 0.99m)
Smoothly plastered ceiling with coving; smoothly plastered walls. Wood-effect flooring. One wooden door opening to storage cupboard. Further door opening to WC. Wall-mounted radiator. Doors to living room and kitchen/dining room.

W.C/CLOAKROOM
6'0 x 3'2 (1.83m x 0.97m)
Smoothly plastered ceiling and walls; wood-effect flooring. UPVC double-glazed obscure glass window to side elevation. Ceramic sink with storage and mixer tap. Close-coupled toilet. Wall-mounted radiator.

KITCHEN/DINING ROOM
19'8 x 9'6 (5.99m x 2.90m)
Smoothly plastered ceiling with inset spotlights and pendant lighting; smoothly plastered walls. Wood-effect flooring. UPVC double-glazed window and French doors opening to rear garden. Space for large dining suite. Wall-mounted radiators. Kitchen: eye-level wall units and base units; laminate work surfaces; splashback tiles and complementary upstands. Composite 1.5 bowl sink with mixer tap. Integrated electric oven and integrated microwave oven. Integrated fridge/freezer and washing machine. Wall-mounted combination boiler in enclosed cupboard. Electric induction hob with wall-mounted extractor fan above. Under-counter lighting.

FIRST FLOOR

LANDING
Smoothly plastered ceiling and walls; fitted carpet flooring. Stairs descend to the ground floor with wooden balustrade; UPVC double-glazed window to side elevation. Airing/iron cupboard with fitted shelving. Wooden doors open to three bedrooms and the family bathroom.

BEDROOM ONE
10'7 x 10'0 (3.23m x 3.05m)
Smoothly plastered ceiling and walls; fitted carpet flooring. UPVC double-glazed window overlooking the front elevation. Fitted wardrobes with mirrored doors; additional storage cupboards with fitted shelving. Wooden door to ensuite shower room.

EN-SUITE
8'9 x 3'1 (2.67m x 0.94m)
Smoothly plastered ceiling with inset spotlights; smoothly plastered walls; tiled flooring. Close-coupled toilet. Vanity wash basin with mixer tap and storage under. UPVC double-glazed obscure glass window to side elevation. Wall-mounted radiator. Walk-in shower cubicle with glass screen; mains-operated shower over; splashback tiles.

BEDROOM TWO
11'5 x 9'6 (3.48m x 2.90m)
Smoothly plastered ceiling and walls; fitted carpet flooring. Fitted storage cupboards surrounding. Wall-mounted radiator. UPVC double-glazed window overlooking the rear garden.

BEDROOM THREE
9'6 x 7'8 (2.90m x 2.34m)
Smoothly plastered ceiling and walls; fitted carpet flooring. UPVC double-glazed window overlooking the rear elevation. Wall-mounted radiator.

FAMILY BATHROOM
7'4 x 6'5 (2.24m x 1.96m)
Smoothly plastered ceiling with inset spotlights; smoothly plastered walls. Tiled flooring; tile-effect panelling surrounding. UPVC double-glazed obscure glass window overlooking the front elevation. Vanity wash hand basin with mixer tap and storage under. Close-coupled toilet. Bath with mixer tap; mains-operated shower over with handheld attachment; glass shower screen. Wall-mounted tall vertical towel rail heater; shaver points/

REAR GARDEN
A enclosed rear garden with timber fencing surrounding. Access to the front elevation via side access. Paved patio areas and laid to lawn with space for garden shed. Outside lighting and tap.

COUNCIL TAX
Council tax band E.

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
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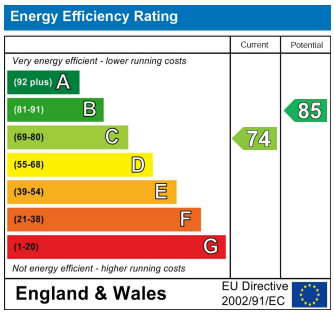
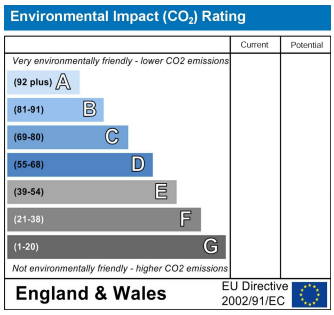
PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.