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4 Highfield Road, Barry CF62 8UQ
£360,000 Freehold

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

Nestled on the desirable Highfield Road in Barry, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, including two doubles and a single, this property offers ample space for comfortable living.

The home features three inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office. The larger than average rear garden is a standout feature, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the property includes a detached single garage and a driveway, offering convenient parking for up to three vehicles.

For those looking to personalise their living space, there is potential to extend the property, subject to planning permission, allowing you to create your dream home.

This residence is not only a lovely place to live but also a fantastic investment opportunity in a sought-after location. With its generous living spaces and outdoor area, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful house your new home.







FRONT
Off-road parking for multiple vehicles. Front garden with mature shrubs; mix of paving slabs and paved areas. Brick-built wall enclosing a detached single garage (up-and-over door), with power and lighting. Wooden side gate leading to the rear garden.

Storm Porch
Storm porch with tiled flooring; traditional wooden glass-panel front door.

Entrance Hallway
13'7 x 6'0 (4.14m x 1.83m)
Textured ceiling, papered walls with picture rails, fitted carpet, wall-mounted radiator. Stairs to first floor; under-stair storage cupboards. Wooden doors to living room, dining room, kitchen and w.c/cloakroom.

W.C/Cloakroom
3'9 x 2'7 (1.14m x 0.79m)
Plastered ceiling, papered walls, traditional tiled floor, uPVC single-glazed original side window, cloak cupboard, toilet, wall-mounted wash-hand basin.

Living Room
13'3 x 11'7 (4.04m x 3.53m)
Papered ceiling and walls, picture rails, fitted carpet. UPVC double-glazed bay window to front; wall-mounted radiator. Electric wall-mounted radiator; fireplace.

Dining Room
12'7 x 11'5 (3.84m x 3.48m)
Papered ceiling and walls with picture rails, fitted carpet, wall-mounted radiator. Gas fireplace. Glass-panel door with side windows opening to the sunroom.

Sun Room
9'4 x 8'9 (2.84m x 2.67m)
Glass-panelled roof, plastered walls, tile-effect vinyl flooring. UPVC double-glazed window overlooking rear garden; wooden glass-panel door to rear.

Kitchen
14'4 x 7'8 (4.37m x 2.34m)
Textured ceiling and walls with ceramic tiles, vinyl flooring. UPVC double-glazed window to rear; traditional single-glazed wooden side window. Wall-mounted combination boiler. Fitted eye-level wall units, base units, work surfaces. Gas four-ring hob integrated to worktop; electric fan-assisted oven under (integrated). Plumbing for washing machine; space for fridge and freezer.

FIRST FLOOR

Landing
Textured ceiling with loft access; papered walls. Single-glazed wooden-framed obscure glass window to side. Wooden doors to bedrooms, family bathroom, and separate W/C.

Bedroom One
13'5 x 10'7 (4.09m x 3.23m)
Textured ceiling, papered walls with picture rails, fitted carpet. UPVC double-glazed bay window to front; wall-mounted radiator.

Bedroom Two
12'3 x 10'3 (3.73m x 3.12m)
Papered ceiling and walls with picture rails, fitted carpet. Traditional wooden-framed single-glazed window overlooking rear garden. Integrated alcove storage; wall-mounted radiator.

Bedroom Three
8'2 x 6'8 (2.49m x 2.03m)
Papered ceiling, painted walls with picture rails, fitted carpet. Traditional wooden-framed single-glazed window to front; wall-mounted radiator.

W.C
3'2 x 2'4 (0.97m x 0.71m)
Textured ceiling, papered walls with dado rails, fitted carpet. Close-coupled toilet; single-glazed traditional wooden-framed side window.

Family Bathroom
6'2 x 5'4 (1.88m x 1.63m)
UPVC double-glazed obscure glass window to rear. Pedestal basin with twin taps; bath with twin taps and electric shower over; wall-mounted radiator.

REAR GARDEN
Larger-than-average garden with paved pathways around the circumference. Detached single garage with power and lighting; multiple storage sheds. Featheredge timber fencing; lawn; raised flower borders/beds with established shrubs. Outside lighting and tap. Potential to extend to side and rear, subject to planning permission.

COUNCIL TAX
Council tax band D

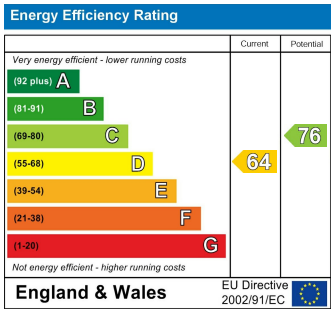
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The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These 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.

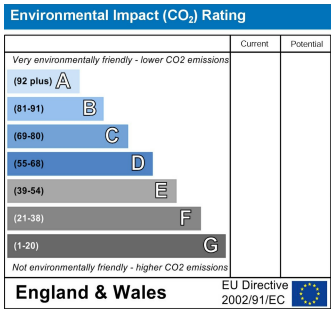
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.











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