



8 Atlantic Place, Barry CF63 2LQ £225,000 Freehold

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

Situated in a tranquil cul-de-sac at Atlantic Place, Barry, this charming semi-detached house offers a delightful blend of comfort and convenience and no onward chain. With easy access to the Link Road leading to Cardiff and the M4, this property is ideally situated for those seeking a peaceful retreat while remaining close to urban amenities and popular school catchments.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living and dining room, perfect for entertaining or relaxing with family. The fitted kitchen is both functional and inviting, while the adjoining conservatory provides a lovely space to enjoy the garden views throughout the seasons. Additionally, a utility room enhances the practicality of the ground floor.

The first floor boasts three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom that caters to all your needs.

Step outside to discover an enclosed rear garden, featuring a stylish porcelain tiled patio area that seamlessly connects to the conservatory through French doors. The garden is laid to lawn, adorned with established shrubbery, creating a serene outdoor space perfect for gatherings or quiet moments. An outbuilding offers extra storage or potential for a workshop.

To the front, the property is complemented by an enclosed garden with a driveway that accommodates parking for multiple vehicles, ensuring convenience for residents and visitors alike. Decorative chippings and feather edged fencing enhance the appeal, while gated access leads to the rear garden.

This well-presented home is a wonderful opportunity for those looking to settle in a peaceful area with excellent transport links. Don't miss the chance to make this delightful property your own.

Agents note: Please be aware this property is of Non-Standard Construction.



FRONT

An Enclosed front garden, driveway with parking for multiple vehicles. Laid decorative Chippings. Gated access to the rear garden. Composite front door leading to the entrance porch.

Entrance Porch

3'05 x 3'10 (1.04m x 1.17m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Composite front door with obscured glass insert. UPVC double glazed window to the front elevation. Wood framed glazed door leading through to the living room.

Living Room

12'00 x 19'10 (3.66m x 6.05m)

Papered ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Gas-fire with feature surround. UPVC double glazed window to the front elevation. Staircase rising to the first floor. Wood framed glazed door leading through to kitchen / diner. Wood framed glazed door leading through to the entrance porch.

Kitchen

8'07 x 19'09 (2.62m x 6.02m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Ceramic tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated five ring gas hob. Integrated double oven. Stainless steel cooker hood. Integrated dishwasher. Space for fridge / freezer. Wood framed glazed door leading through to a utility room. Through opening to conservatory / dining area. Wood framed glazed door leading through to the living room.

Conservatory

8'06 x 10'04 (2.59m x 3.15m)

Polycarbonate roof, UPVC double glazed windows surrounding. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Through opening to the kitchen.

Utility Room

Smoothly Plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed door leading to rear garden. Wall mounted combination boiler. Space for washing machine. Wood Framed door leading through to the kitchen.

FIRST FLOOR

First Floor Landing

5'09 x 6'03 (1.75m x 1.91m)

Papered ceiling with coving and loft access, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading through to the family bathroom.

Bedroom One

11'01 x 13'06 (3.38m x 4.11m)

Papered ceiling, papered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading to the first floor landing.

Bedroom Two

8'02 x 13'06 (2.49m x 4.11m)

Textured ceiling, papered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Bedroom Three

5'08 x 7'11 (1.73m x 2.41m)

Papered ceiling, papered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in wardrobes. Wood panelled door leading to the first floor landing.

Family Bathroom

5'02 x 7'06 (1.57m x 2.29m)

Smoothly plastered ceiling with inset lights and vent extractor, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin, vanity toilet. Bath with electric shower overhead. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden, Porcelain tiled patio area with French doors leading into the conservatory. Laid to lawn. Planted established shrubbery. Outbuilding. Side access to front drive.

COUNCIL TAX

Council tax band B

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

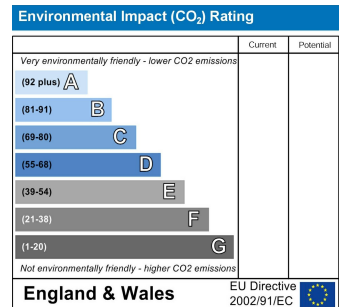
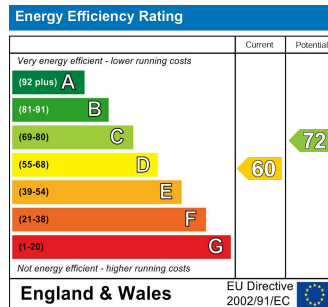
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PROCEEDS OF CRIME ACT 2002

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.



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