



26 Amherst Crescent, Barry Island CF62 5UQ

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

Situated in the charming area of Amherst Crescent, Barry Island, this delightful semi-detached house 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 two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Outside, the property boasts parking for two vehicles, a valuable asset in this sought-after location. Barry Island is renowned for its beautiful beaches and vibrant community, offering a variety of leisure activities and amenities just a stone's throw away.

This home presents an excellent opportunity for those looking to settle in a picturesque area while enjoying the comforts of a well-appointed residence. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

AGENTS NOTE: The property benefits from solar panels and are leased. Details are with the acting solicitor.



FRONT

At the front of the property, a pressed concrete driveway provides parking for multiple vehicles. The area is enclosed by brick-built walls and features a garden area with slate chippings and space for pot plants. A uPVC front door opens into the entrance porch.

ENTRANCE PORCH

The entrance porch has a paved ceiling, timber cladding, and tiled flooring. It features uPVC double-glazed windows and a PVC door opening to the front, with a further glass-panelled wooden door leading to the entrance hallway.

HALLWAY

The hallway has a smoothly plastered ceiling with coving, smoothly plastered walls, and fitted carpet flooring. Stairs rise to the first floor with an under-stair storage area. Doors lead to the living room, a cloakroom storage area, and the kitchen/dining room.

LIVING ROOM

13'5 x 12'7 (4.09m x 3.84m)

This room features a plastered ceiling with decorative coving and a ceiling rose, plastered walls, and wood-effect flooring. There is a uPVC double-glazed window to the front, a feature fireplace with a marble surround and hearth, and a wall-mounted radiator.

KITCHEN/DINING ROOM

19'7 x 11'1 (5.97m x 3.38m)

This open-plan area has a plaster ceiling with coving, a mix of plastered and tiled walls, and part-tiled, part-wood-effect flooring. A uPVC double-glazed window overlooks the rear garden, and there is space for dining with a wall-mounted radiator. The kitchen is equipped with eye-level and base units, laminate work surfaces, a one-and-a-half sink with a mixer tap, plumbing for a washing machine, and space for a fridge freezer and gas cooker. A uPVC door opens to the rear lobby.

REAR LOBBY

The rear lobby has a plastered ceiling, plastered walls, and tiled flooring. uPVC double-glazed doors provide access to the front and rear of the property.

W.C./CLOAKROOM

3'4 x 3'1 (1.02m x 0.94m)

The cloakroom has a plastered ceiling, plastered walls, and tiled flooring. It is fitted with a close-coupled toilet and a uPVC double-glazed window to the rear.

UTILITY ROOM

6'6 x 4'8 (1.98m x 1.42m)

This area has a plaster ceiling with coving, timber panelling, and tiled flooring. It includes wall units, base units, work surfaces, and a uPVC double-glazed window to the front.

FIRST FLOOR

LANDING

The first-floor landing features a smooth plastered ceiling with coving, smooth plastered walls, and wood-effect flooring. It has a uPVC double-glazed window to the side and wooden doors leading to the bedrooms and the family bathroom.

BEDROOM ONE

13'8 x 10'8 (4.17m x 3.25m)

This bedroom has a papered ceiling with coving, plastered walls, and carpet tile flooring. It includes a fitted wardrobe and a wall-mounted radiator. A uPVC double-glazed window offers sea views across the Bristol Channel.

BEDROOM TWO

12'7 x 11'0 (3.84m x 3.35m)

Featuring a papered ceiling with coving and papered walls, this room has wood-effect flooring and a wall-mounted radiator. A uPVC double-glazed window overlooks the rear garden.

BEDROOM THREE

9'1 x 8'5 (2.77m x 2.57m)

This room has a papered ceiling with coving, papered walls, and wood-effect flooring. uPVC double-glazed windows to the front and side provide sea views across the Bristol Channel. It also contains a wall-mounted radiator.

FAMILY BATHROOM

7'4 x 6'7 (2.24m x 2.01m)

The bathroom is fitted with a timber-panelled ceiling, ceramic tiled walls, and tile-effect flooring. It includes a bath with a shower over and twin taps, a vanity wash hand basin with a mixer tap, and a close-coupled toilet. There is a uPVC double-glazed obscure glass window to the side and a wall-mounted radiator.

REAR GARDEN

The level rear garden features spacious paved patio areas, a laid lawn with mature shrubbery, and is enclosed by a brick-built wall. It includes access to a garden shed, a decked patio area with a timber pergola, astroturf, outside lighting, and an outside tap.

COUNCIL TAX

Council tax band D.

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.

