



4 Beryl Place, Barry CF62 8DL Chain Free £265,000 Freehold

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

Nestled in the charming area of Beryl Place, Barry, this beautifully presented semi detached property offers a perfect blend of modern living and comfort. With two spacious double bedrooms, each featuring their own en-suite shower room, this property is ideal for couples or professionals seeking a touch of luxury in their daily routine.

The heart of the home is a generously sized kitchen and dining area, equipped with integrated appliances that make cooking and entertaining a delight. French doors open up to a rear enclosed garden.

In addition to the main living areas, the property boasts a generously sized living room, perfect for unwinding after a long day. For those who work from home or require additional space, there is a versatile home office or sitting room, along with a convenient W.C cloakroom.

To the rear a delightful enclosed rear garden with paved patio area, raised decked area providing ample room for garden furniture, surrounded by planted established shrubbery providing a lovely outdoor space for relaxation or gatherings with friends and family.

This delightful home is not only well-appointed but also situated in a desirable location, making it a fantastic opportunity for anyone looking to settle in Barry. With its modern features and thoughtful layout, this property is sure to impress.



FRONT

Forecourt front. With iron gate and surrounding fence. Laid decorative chippings. UPVC double glazed front door leading to the entrance porch. On street parking.

Entrance Porch

Smoothly plastered ceiling, smoothly plastered walls. Tiled flooring. Access to storage cupboard. Wooden front door leading through to the entrance hallway.

Entrance Hallway

5'11 x 12'02 (1.80m x 3.71m)

Smoothly plastered ceiling, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. Fitted carpet Staircase rising to the first floor. Wood framed door with glass insert leading through to a home office. A further wood framed door with glass insert leading to living room and kitchen dining room.

Living Room

10'11 x 16'04 (3.33m x 4.98m)

Smoothly plastered ceiling, papered walls with picture rail. Fitted carpet flooring. Wall mounted vertical radiator. UPVC double glazed bay front window. Wood framed door with glass insert leading through to the entrance hallway. Electric fire with feature surround.

Kitchen / Dining

10'02 x 21'02 (3.10m x 6.45m)

Smoothly plastered ceiling with inset and pendant lighting, papered walls. Ceramic tiled flooring. UPVC double glazed window to the side and rear elevations. UPVC double glazed French doors leading out to the rear garden. A modern fitted shaker style kitchen comprising of wall and base units. Wood laminate worktops and up stands. Porcelain tiled splashback. Integrated microwave, integrated induction hob, and extractor hood, integrated double oven, integrated fridge and freezer and integrated dishwasher. Space for washing machine and tumble dryer. Composite sink. Ample room for dining furniture.

Home Office

5'06 x 13'09 (1.68m x 4.19m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to a W.C. cloakroom. Wood framed door with glass insert leading through to the entrance hallway.

W.C Cloakroom

2'11 x 5'07 (0.89m x 1.70m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the home office / sitting room.

FIRST FLOOR

First Floor Landing

3'08 x 9'02 (1.12m x 2.79m)

Smoothly plastered ceiling with loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. UPVC double glazed stain glass window to the side elevation. Wood panelled doors leading to bedrooms one and two.

Bedroom One

12'00 x 14'01 (3.66m x 4.29m)

Smoothly plastered ceiling, smoothly plastered walls - part papered with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Wood panelled door leading through to an en-suite shower room.

En-Suite

2'06 x 8'00 (0.76m x 2.44m)

Smoothly plastered ceiling with vent extractor and inset lights, Porcelain tiled walls and flooring. Wall mounted towel rail. Vanity wash hand basin. Close coupled toilet. Shower cubicle with thermostatically controlled shower overhead. Wood panelled door leading through to bedroom one.

Bedroom Two

10'03 x 10'05 (3.12m x 3.18m)

Smoothly plastered ceilings, smoothly plastered walls with picture rail. Fitted carpet flooring. Wall mounted vertical radiator. UPVC double glazed bay front window. Access to built in wardrobes. Through passageway to en-suite shower room.

En-Suite

5'08 x 7'07 (1.73m x 2.31m)

Smoothly plastered ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC

double glazed window to the front elevation. Corner shower with thermostatically controlled shower overhead. Vanity wash hand basin. Vanity toilet. Wood panelled door with glass insert leading through to bedroom one.

REAR

Enclosed rear garden, paved patio area, raised decked area providing ample room for garden furniture. Covered seating area. Planted established shrubbery surrounding. Access to storage building. Power, lighting and water. UPVC double glazed French doors leading to the kitchen/ dining.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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