



178 Woodlands Road, Barry CF62 8ED £275,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situated on Woodlands Road in Barry, this beautifully presented mid-terraced house offers a perfect blend of traditional charm and modern convenience. Upon entering, you are welcomed into a tastefully decorated front living room, complete with a delightful bay window that fills the space with natural light.

The heart of the home is undoubtedly the open-plan kitchen and dining suite, which has been fully fitted to meet contemporary standards. The bi-folding doors seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining or simply enjoying the outdoors.

This property boasts three generously sized double bedrooms, providing ample space for family or guests. The ground floor features a modern family bathroom, designed with comfort and style in mind.

The rear garden is a standout feature, designed for low maintenance with composite decked patio areas that offer a perfect spot for relaxation. Additionally, there is a charming man cave at the rear, complete with a bar and ample space for hosting gatherings, making it an entertainer's dream.

This home is not only practical but also perfectly situated to enjoy the vibrant community of Barry. This property is a wonderful opportunity for those seeking a stylish and comfortable living space in a desirable location.



FRONT

A traditional bay fronted property with forecourt area. Slate chippings and brick built walls enclosing. Paved pathway leading to the front door.

Entrance Porch

Entry is via a composite double-glazed front door into an entrance porch with a textured ceiling, plastered walls with picture and dado rails, and porcelain tiled flooring. A glass-panelled wooden door opens to the main entrance hallway.

Entrance Hallway

Features traditional coving, papered walls, decorative rails, and a continuation of the porcelain matt-effect tiled flooring. Carpeted stairs rise to the first floor.

Living Room

13'9 x 12'9 (4.19m x 3.89m)

Located at the front, the living room has a smoothly plastered ceiling with a ceiling rose, traditional coving, and plastered walls with picture rails. It features fitted carpet, a UPVC double-glazed bay window overlooking the front courtyard, and a wall-mounted radiator. A focal point is the feature fireplace with tiled inserts, a marble hearth, and a timber mantel, designed to house a freestanding electric fireplace. Fitted storage cupboards and shelving units are built into the eaves.

Kitchen

13'0 x 12'2 (3.96m x 3.71m)

The open-plan kitchen has a smoothly plastered ceiling with inset spotlights, plastered walls, and continuous matt-effect porcelain tile flooring. It is a two-tone design with a selection of wall and base units, marble-effect laminate work surfaces, and a UPVC double-glazed window to the rear. Integrated appliances include an electric oven, electric hob with a glass splashback and extractor fan, a 50/50 fridge-freezer, and a condenser washer-dryer. A stainless-steel sink with a draining board and a wall-mounted radiator complete the space.

Dining Room

10'6 x 10'1 (3.20m x 3.07m)

Stepping down from the kitchen, this versatile space has a smooth plastered ceiling with pendant lighting, plastered walls, and a vertical wall-mounted radiator. The porcelain tiled flooring continues from the kitchen. The room includes an under-stairs storage area, a large UPVC double-glazed picture window to the rear, and bi-folding UPVC double-glazed doors opening to the side.

Family Bathroom

11'11 x 7'6 (3.63m x 2.29m)

The family bathroom has a sloping plastered ceiling, plastered walls, and high-gloss porcelain tiled flooring and splashback areas. It features an obscure glass UPVC double-glazed window, a vertical chrome towel rail heater, a close-coupled toilet, a bath with a mixer tap, and a pedestal wash hand basin. A walk-in double shower cubicle is fitted with a glass screen and a mains-operated dual-head shower.

FIRST FLOOR

Landing

The first-floor landing features a smoothly plastered ceiling with pendant lighting, smoothly plastered walls with dado rails, and fitted carpet. A wooden balustrade with glass inserts is present, and wooden doors provide access to the bedrooms.

Master Bedroom

14'3 x 11'8 (4.34m x 3.56m)

This room has a smoothly plastered ceiling with pendant lighting, smoothly plastered walls with picture rails, and fitted carpet. It includes large wardrobes with sliding mirrored doors, a wall-mounted radiator, and two UPVC double-glazed windows with fitted blinds overlooking the front elevation.

Bedroom Two

12'6 x 11'8 (3.81m x 3.56m)

Featuring a smoothly plastered ceiling and walls, this bedroom has fitted carpet flooring, a wall-mounted radiator, and space for large wardrobes. A UPVC double-glazed window overlooks the rear of the property.

Bedroom Three

11'0 x 9'1 (3.35m x 2.77m)

Currently used as an office, this room has a smoothly plastered ceiling and walls, fitted carpet, and a wall-mounted radiator. A UPVC double-glazed window looks out to the rear. The room also houses an enclosed, annually serviced, wall-mounted combination boiler.

REAR GARDEN

A beautifully designed garden with composite decked patio areas, pergola with space for hot tub and garden seating throughout. Timber fencing encloses the space with wall mounted lighting.

MAN CAVE

21'7 x 15'3 (6.58m x 4.65m)

Smoothly plastered ceiling featuring chrome inset spotlights, plastered walls, and porcelain tile flooring. It includes an integrated bar with base units, laminate work surfaces, space for a wine chiller, and a breakfast bar area. There is ample space for furniture, such as a pool table, and it is equipped with a wall-mounted electric fireplace and electrics for a wall-mounted TV.

COUNCIL TAX

Council tax band D.

DISCLAIMER

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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.

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PROCEEDS OF CRIME ACT 2002

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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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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