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## Brynteg Little Hill, Barry CF63 1LG £250,000 Freehold

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

Situated in the charming area of Little Hill, Barry, this delightful semi-detached property offers a perfect blend of comfort and convenience. With its unique layout and abundance of character throughout, The entrance hallway welcomes you into the home, leading to a spacious living room and a separate dining room or sitting room, perfect for family gatherings or hosting friends.

The lower ground floor features a well-fitted kitchen / breakfast, providing ample space for culinary creativity, alongside a lobby area with small utility area leading through to the family bathroom that caters to the needs of the household. From the lower ground floor access to a lovely rear enclosed garden, offering a private outdoor space for leisure and enjoyment. The garden also benefits from a workshop with power and lighting.

On the first floor, you will find three bedrooms, each providing a peaceful retreat for rest and relaxation. This home is well-suited for families or those seeking extra space.

Parking is available for one vehicle, adding to the convenience of this property. Located in Old Cadoxton, you will find yourself close to local schools, public transport links, and a variety of amenities, making daily life effortless. Additionally, the nearby link road provides easy access to Culverhouse Cross and the M4, perfect for commuters.

This semi-detached cottage is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a spacious home. Don't miss the chance to make this charming property your own.



## FRONT

Front enclosed walled garden, laid bark chippings. Planted established shrubbery. Pathway leading to a wooden door with glazed insert. Side gated access to rear garden. Parking.

## Entrance Hallway

5'02 x 22'02 (1.57m x 6.76m)

Textured ceiling with original coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. Wooden door with obscure glass insert and skylight. Wood panelled doors leading to the front living room. Second reception. Fitted carpet staircase rising to the first floor. Revealed wooden staircase descending to lower floor.

## Living Room

10'08 x 12'01 (3.25m x 3.68m)

Papered ceiling with original coving, plastered walls with picture rail, Wood flooring. Wall mounted radiator. Wood framed single pane window to the front elevation. Original feature fire with decorative surround and hearth. Wood panelled door leading to the entrance hallway.

## Dining Room / Second Reception

10'00 x 11'11 (3.05m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls. Wood flooring. Wall mounted radiator. Wood framed single pane window to the rear elevation. Wood panelled door leading to the entrance hallway.

## LOWER GROUND FLOOR

### Kitchen / Breakfast

10'01 x 12'07 (3.07m x 3.84m)

Textured ceiling, papered walls. Ceramic tiled flooring. Wall mounted radiator. Wood frame single pane window to the rear elevation. Staircase leading to the Ground floor. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Space for gas cooker, space for undercounter fridge and freezer, space for dishwasher. Wall mounted combination boiler. Wood framed glazed door leading to the rear lobby.

### Rear Lobby

6'07 x 6'09 (2.01m x 2.06m)

Textured ceiling and loft access, papered walls. Ceramic tiled flooring. Wood framed glazed door leading to the rear garden. Wood panelled door leading to the family bathroom. Space for washing machine and tumble dryer. Wood framed glazed door leading to kitchen.

### Bathroom

7'03 x 13'02 (2.21m x 4.01m)

Smoothly plastered ceiling with inset lights and vent extractor. Ceramic tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Wash hand basin. Close coupled Toilet. Bath. Corner shower with thermostatically controlled shower overhead. Wood panelled door leading to rear lobby.

## FIRST FLOOR

### First Floor Landing

5'02 x 12'03 (1.57m x 3.73m)

Textured ceiling, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. Access to storage cupboard.

### Bedroom One

9'09 x 10'09 (2.97m x 3.28m)

Textured ceiling, plastered walls. Wood flooring. Wall mounted radiator. Wood framed single pane window to the rear elevation. Wood panelled door leading to the first floor landing.

### Bedroom Two

8'08 x 10'10 (2.64m x 3.30m)

Textured ceiling, smoothly plastered walls. Wood flooring. Wall mounted radiator. Wood frame single pane window to the front elevation. Original feature fireplace and hearth. Wood panelled door leading to the first floor landing.

### Bedroom Three

6'00 x 10'00 (1.83m x 3.05m)

Textured ceiling, smoothly plastered walls. Wood flooring. Wall mounted radiator. Wood framed single pane window to the front elevation. Wood panelled door leading to the first floor landing.

## REAR

Enclosed rear garden, Paved pathway. Paved patio area. Laid to lawn. Planted established shrubbery. Wood framed glazed door leading to the Workshop. Wood framed glazed door leading to the inner hallway. Side access to front.

## WORKSHOP

10'10 x 11'08 (3.30m x 3.56m)

Wood panelled ceiling with loft access, wood panelled walls. Wooden flooring. UPVC double glazed window to the side elevation. Wood framed glazed door leading to rear garden. 32 amp Power supply and lighting available.

## COUNCIL TAX

Council tax band C

## 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.

