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5 Highfield Road, Barry CF62 8UQ
£347,500 Freehold

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

Situated on the desirable Highfield Road in the picturesque town of Barry, this semi-detached house offers a wonderful opportunity for families in search of a spacious and inviting home. Upon entering, you are welcomed by a light and airy entrance hallway.

The ground floor boasts two generous reception rooms, both adorned with the same elegant parquet flooring, providing a seamless flow for entertaining and family gatherings. The living room is perfect for relaxation, while the dining room offers an ideal space for family meals. The well-appointed kitchen comes equipped with integrated appliances, making it a practical and stylish area for culinary pursuits. Additionally, a convenient cloakroom is located on this level.

As you ascend to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, providing essential amenities for daily living.

The rear garden is a standout feature of this property, being larger than average and beautifully designed by the current owner. It includes a lovely patio area, a well-maintained lawn, and established shrubbery, creating a tranquil outdoor space for both leisure and entertainment. A charming summer house and additional storage sheds enhance the garden's functionality, while access to the front drive adds convenience.

To the front, the property is enclosed with a block-paved driveway that provides ample parking for up to three vehicles, complemented by planted established shrubbery that adds to the overall appeal. Notably, the property underwent a full roof replacement in 2019, ensuring peace of mind for future homeowners.

This delightful home on Highfield Road is not to be missed, offering a perfect blend of comfort, style, and practicality in a sought-after location.

FRONT

Enclosed front garden, block paved driveway with parking for multiple vehicles. Planted established shrubbery. Side access to rear garden via double gates. Composite front door.

Entrance Hallway

6'00 x 13'08 (1.83m x 4.17m)

Smoothly plastered ceiling, papered walls. Porcelain tiled flooring. Wall mounted radiator. Composite front door with obscured glass and side windows. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to living room and dining room, through opening to kitchen. A further wood panelled door leading to a W.C. Cloakroom.

Living Room

11'03 x 13'04 (3.43m x 4.06m)

Smoothly plastered ceiling, smoothly plastered walls - part papered with picture rail. Original parquet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Wood panelled door leading through to the entrance hallway.

Dining Room

11'03 x 12'03 (3.43m x 3.73m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Original parquet flooring. Wall mounted radiator. UPVC double glazed door and side windows leading out to a outdoor covered seating area. Log burning stove. Wood panelled door leading through to the entrance hallway.

Kitchen

5'09 x 14'08 (1.75m x 4.47m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled splashbacks. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the rear and side elevations. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated five ring gas hob. Integrated oven. Stainless steel cooker hood. Space for washing machine, space for fridge freezer. Through opening to the entrance hallway.

W.C Cloakroom

2'07 x 3'09 (0.79m x 1.14m)

Smoothly plastered ceiling, papered walls. Vinyl flooring. Close Couple toilet. Wood panelled door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'09 x 8'05 (2.06m x 2.57m)

Smoothly plastered ceiling with loft access via a pull down fixed ladder (Please note. the loft area is fully boarded and has a Velux window), papered walls. Fitted carpet flooring. UPVC double glazed window with obscured glass to the side elevation. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

10'06 x 13'03 (3.20m x 4.04m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Wood panelled door leading to the first floor landing.

Bedroom Two

11'03 x 12'02 (3.43m x 3.71m)

Smoothly plastered ceiling, Smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Three

6'09 x 8'02 (2.06m x 2.49m)

Smoothly plastered ceiling, smoothly plastered walls - part papered with picture rail. Laminate flooring. Wall mounted radiator UPVC double glazed window to front would panelled door leading to landing

Family Bathroom

5'09 x 8'03 (1.75m x 2.51m)

Smoothly plastered ceiling with coving, porcelain tiled walls. Laminated tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Bath with electric shower overhead. Close coupled toilet. Wood panelled door leading to the first floor landing.

REAR

Enclosed rear garden, paved patio area. Laid decorative slate chippings. Laid to lawn, Planted established shrubbery. Summer house and additional outbuilding for storage. Feather edged fencing surrounding. Gated access to front. Covered seating area leading to dining room.

Summer House

7'05 x 9'05 (2.26m x 2.87m)

Summer house, Wood framed. Single pane glass window with views over the garden. French doors opening to a patio area.

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

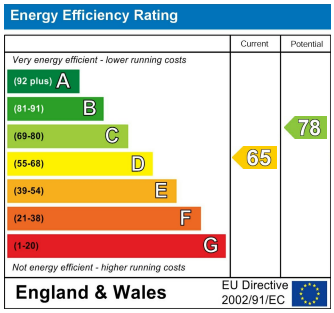
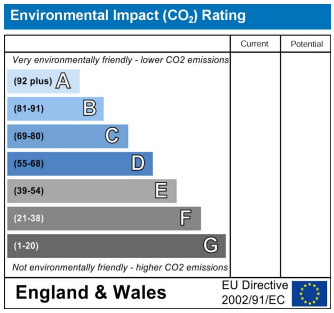
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.