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16 Heol Dewi Sant, Barry CF62 7BY
Offers In The Region Of £265,000

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

Nestled in the charming area of Heol Dewi Sant, Barry, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and versatile living space. The property boasts two generously sized double bedrooms, making it ideal for small families or professionals looking for extra room.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The heart of the home is the spacious kitchen and dining area, which is complemented by a convenient utility room and a W.C. cloakroom, ensuring practicality for everyday living.

One of the standout features of this property is the ample parking available, accommodating up to three vehicles. This is particularly advantageous in a bustling area like Barry. Additionally, the property includes a large workshop equipped with power and lighting, providing an excellent space for hobbies or home gym.

For those who require a dedicated workspace, the quirky outdoor home office adds a unique touch, allowing for a productive environment away from the main living areas.

This semi-detached home is not only functional but also offers a blend of comfort and character, making it a wonderful choice for anyone looking to settle in this vibrant community. With its convenient location and array of features, this property is sure to attract interest. Do not miss the chance to make it your own.







FRONT
Level laid lawn bordered by timber fencing and brick-built walls. Off-road parking provided by a concrete driveway. Carport access via an electric door, offering additional parking. Composite steel-framed gate opening into the rear garden. Obscure double-glazed composite front door leading into the property.

ENTRANCE HALLWAY
Textured ceiling, smoothly plastered walls, and original tiled flooring. Wooden staircase fitted with a carpet runner leading to the first floor. Wall-mounted radiator. Double doors opening into the living room.

LIVING ROOM
13'5 x 13'0 (4.09m x 3.96m)
Smoothly plastered ceiling and walls with a wallpapered feature wall. Parquet flooring. UPVC double-glazed windows with fitted PVC shutter blinds overlooking the front garden. Vertical modern wall-mounted radiator. Windows overlooking the kitchen/dining area. Door leading through to the inner hallway.

INNER HALLWAY
8'9 x 2'9 (2.67m x 0.84m)
Smoothly plastered ceiling and walls. Non-slip vinyl flooring. Vertical wall-mounted radiator and dedicated space for cloak storage. Composite double-glazed door with window providing access and views to the rear garden. Sliding door into the WC cloakroom and doorway to the kitchen/dining room.

W.C/CLOAKROOM
4'2 x 3'0 (1.27m x 0.91m)
Smoothly plastered ceiling and exposed brick walls. Continuation of non-slip vinyl flooring. Close-coupled toilet with an integrated wash hand basin and mixer tap above. Wall-mounted radiator and wall-mounted lighting.

KITCHEN/DINING ROOM
11'5 x 9'0 (3.48m x 2.74m)
Smoothly plastered ceiling and walls with non-slip vinyl flooring. UPVC double-glazed window overlooking the rear garden. Dedicated dining space and a wall-mounted radiator. Base units fitted with laminate worktops, complementary upstands, integrated stainless steel sink with drainer and mixer tap, and wall-mounted extractor fan. Space for a gas cooker and fridge-freezer. Doorway leading to the utility room.

UTILITY ROOM
6'6 x 4'6 (1.98m x 1.37m)
Smoothly plastered ceiling and walls, with continuation of non-slip vinyl flooring. UPVC double-glazed windows to both the rear and side elevations. Fitted with eye-level and base units with laminate worktops. Integrated dishwasher, space for a fridge-freezer, space for a tumble dryer, and plumbing for a washing machine.

FIRST FLOOR

LANDING
Textured ceiling, plastered walls, and fitted carpet flooring. UPVC double-glazed window to the side elevation offering distant sea views over the Bristol Channel. Wooden doors leading to the bedrooms and family bathroom.

MASTER BEDROOM
11'9 x 10'5 (3.58m x 3.18m)
Textured ceiling, plastered walls with a wallpapered feature wall, and alcove shelving. UPVC double-glazed window with fitted PVC shutter blinds overlooking the front elevation, with views over the Bristol Channel. Wall-mounted radiator and sliding doors accessing fitted wardrobes. Pull-down ladder leading up to the loft room.

LOFT HOBBY ROOM
10'1 x 10'1 (3.07m x 3.07m)
Sloping smooth-plastered ceiling fitted with UPVC Velux windows offering panoramic views across the Bristol Channel. Plastered walls featuring exposed brickwork around the chimney breast. Fitted wood-effect flooring with full power and lighting.

BEDROOM TWO
12'2 x 7'8 (3.71m x 2.34m)
Textured ceiling, plastered walls with picture rails, and fitted carpet. UPVC double-glazed window overlooking the rear garden. Wall-mounted radiator.

FAMILY BATHROOM
10'3 x 8'1 (3.12m x 2.46m)
Plastered ceiling, wood-effect aqua panelling to the walls, and non-slip vinyl flooring. UPVC obscure double-glazed window to the rear elevation. Victorian-style freestanding bath with mixer tap and shower attachment. Separate walk-in shower cubicle with bi-folding glass screen and mains-operated shower. Victorian-style pedestal wash hand basin, close-coupled toilet, and a storage cupboard housing the wall-mounted combination boiler.

REAR GARDEN
Carport area with timber fencing, polycarbonate PVC roofing, electric lighting, and power sockets. Main garden layout featuring concrete pathways and paving, stone chippings, and raised flower beds with mature shrubs. Enclosed with feather-edge timber fencing; includes an outside tap and exterior lighting. Concrete pathways leading to the garage and workshop. Located beyond the workshop, featuring side access, a laid lawn, and mature shrubs. Directly backs onto a nature reserve, ensuring privacy.

WORKSHOP
23'4 x 22'4 (7.11m x 6.81m)
Steel-framed construction with insulated steel cladding and roof. Vaulted ceiling with skylight windows, surrounded by electric power sockets and lighting. Concrete flooring. Vehicular access via an insulated electric roller shutter door, alongside a separate insulated steel pedestrian access door.

OUTDOOR HOME OFFICE
Converted vintage ambulance fully cladded in PVC, equipped with built-in seating, power, and lighting. Currently utilized as a home office.

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.





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