



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 1 Norwood Crescent, Barry CF63 2AR £330,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the desirable Norwood Crescent of Barry, this spacious three-bedroom semi-detached house offers an excellent opportunity for families and individuals alike. The property is situated on a generous corner plot, providing ample outdoor space and a sense of privacy.

Upon entering, you will find a welcoming reception room that leads seamlessly into an open-plan modern kitchen and dining area, perfect for entertaining guests or enjoying family meals. The kitchen is designed with contemporary finishes, making it both functional and stylish.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for relaxation and personal space. The bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the extensive parking available, with space for up to four vehicles. This is complemented by two double garages, which present a fantastic opportunity for storage or potential conversion into additional living space. There is also a studio annex that is in need of finishing or renovation, allowing you to tailor it to your specific requirements.

This semi-detached house is not only a comfortable family home but also a canvas for your personal touch. With its prime location and generous amenities, it is a property that should not be missed. Whether you are looking to settle down or invest, this home offers a wonderful blend of space, convenience, and potential.



## FRONT

Corner frontage position with block-paved driveway for multiple vehicles; side gate access to rear garden; feather-edge fencing and brick-built boundary walls

## ENTRANCE HALLWAY

15'2 x 6'8 (4.62m x 2.03m)

Plastered ceiling with coving; plastered walls. Solid oak block flooring; fitted stair runner to first floor. Wall-mounted radiator. UPVC double-glazed obscure-glass front door and side panel opening to front aspect. Solid oak door to living room. Under-stairs storage; thermostat control.

## LIVING ROOM

15'4 x 11'7 (4.67m x 3.53m)

Plastered ceiling with coving; plastered walls Solid oak block flooring. Electric fireplace with timber surround. UPVC double-glazed window to front aspect. Wall-mounted radiator. Sliding oak doors to kitchen/dining room.

## KITCHEN/DINING

18'2 x 12'5 (5.54m x 3.78m)

Smooth plastered ceiling with inset spotlights and pendant lighting; coving; plastered walls. Solid oak flooring to dining; aqua flooring to kitchen area. Selection of wall and base units; quartz worktops, upstands and matching window sills. UPVC double-glazed window to side aspect. Integrated fridge, freezer, dishwasher and washing machine. Inset stainless steel sink with mixer tap. Space for Rangemaster cooker; Neff electric oven; induction hob inset to work surface. Breakfast bar and space for large dining table. UPVC double-glazed French doors opening to rear garden.

## FIRST FLOOR

### LANDING

10'7 x 7'5 (3.23m x 2.26m)

Plastered ceiling with loft access; plastered and feature-wallpapered walls. Fitted carpet flooring; UPVC double-glazed window to side aspect. Wooden oak doors to two bedrooms, family bathroom, and airing cupboard. Airing cupboard with shelving and hanging rails.

### BEDROOM ONE

15'9 x 10'5 (4.80m x 3.18m)

Plastered ceiling and walls. Solid French oak block flooring. UPVC double-glazed window to front aspect. Wall-mounted radiator.

### BEDROOM TWO

13'0 x 10'6 (3.96m x 3.20m)

Plastered ceiling; plastered walls with a feature wallpapered wall. Wood effect flooring. UPVC double-glazed window overlooking the rear garden. Wall-mounted radiator; fitted wardrobes.

### BEDROOM THREE

10'3 x 7'5 (3.12m x 2.26m)

Plastered ceiling and walls. Wood-effect flooring. UPVC double-glazed window to side aspect. Wall-mounted radiator; feature wallpapered wall.

## FAMILY BATHROOM

7'3 x 6'7 (2.21m x 2.01m)

Plastered ceiling; wood-effect aqua panelling to walls; tiled flooring. UPVC double-glazed window overlooking the rear garden. P-shaped bath with jets, mixer tap and shower over. Close-coupled toilet; pedestal wash basin with mixer tap. Heated towel rail.

## REAR GARDEN

A level rear garden with artificial grass and paved patio areas. Access to double garage and further studio annex with a secondary double garage. Summer house providing space for entertaining and outdoor bar area. Raised flower borders with mature shrubbery. Outdoor lighting and electric sockets. Side access leading to the front driveway.

## STUDIO ANNEX

The annex is ready to be created into a separate studio annex with its main sewerage and drainage already in situ. It has its own electric supply and hot/cold water. The studio is in need of renovation but has space for bathroom, this has been wired in readiness and is a sizeable 7ft x 5ft 2. The main studio area is measured at 12ft 8 x 12ft 3. This room provides access to a double garage or potential games room. A selection of uPVC double glazed windows and French doors opening to the rear garden.

## GARAGE/GAMES ROOM

20'2 x 19'2 (6.15m x 5.84m)

Garage doors opening to the side aspect with off road parking. UPVC double glazed windows surrounding.

## SECOND GARAGE

23'8 x 9'8 (7.21m x 2.95m)

Accessible via the side aspect with electric door. UPVC double glazed doors opening to the rear garden. Full power and lighting.

## 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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

