



## 24 Cennin Pedr, Barry CF63 1DF £279,950 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

**\*\*NO ONWARD CHAIN\*\*** A beautifully presented detached home ideally placed in a private side road along with only three other detached dwellings. The property is conveniently located in walking distance to shops and bus routes and a few minutes drive to the Barry link road leading to Cardiff/M4. Briefly comprising, entrance porch, hallway, living room opening to dining room with French doors to rear, a modern fitted kitchen/breakfast room, utility room and w.c. cloakroom. To the first floor, four bedrooms with master en-suite and a contemporary family bathroom. To the front, a driveway providing parking leading to a garage. Side access. To the rear, an enclosed private garden with a block paved patio area, artificial grass and further decked sun terrace. Early viewing essential.



## FRONT

Tarmac driveway and garden providing ample parking. Access to garage. Enter property via two UPVC glazed doors.

## Entrance Porch

UPVC double glazed windows. UPVC clad roof. Brick walls. Fitted carpet. UPVC double glazed opaque glass door opening to hallway.

## Hallway

Smoothly plastered ceiling. Smoothly plastered walls. Solid wood flooring. Radiator. Fitted carpet on stairs rising to the first floor. Door opening to living room.

## Living Room

16'5" max x 13'9" max (5.00m max x 4.19m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to the front. Archway opening into dining room.

## Dining Room

9'1" max x 8'5" max (2.77m max x 2.57m max)

Smoothly plastered ceiling. Smoothly plastered walls. Solid wood flooring. Radiator. UPVC double glazed French doors opening to rear garden. Under-stairs storage cupboard. Door opening to kitchen/breakfast room.

## Kitchen/Breakfast Room

12'5" max x 9'5" max (3.78m max x 2.87m max)

Smoothly plastered ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed windows to the rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Contemporary radiator. Stainless steel sink with mixer taps over. Space for under-counter fridge, freezer and dishwasher. Eye level oven. Gas hob with extractor over. Door opening to utility room. Breakfast bar. Integrated fridge freezer.

## Utility Room

4'11" max x 4'11" max (1.50m max x 1.50m max)

Textured ceiling. Smoothly plastered walls. Laminate flooring. Work surfaces with space under for washing machine and tumble dryer. Wall mounted boiler. UPVC double glazed opaque glass door opening to rear.

## Cloakroom/w.c.

5'0" max x 4'0" max (1.52m max x 1.22m max)

Textured ceiling. Smoothly plastered walls. Tiled to splash-back areas. Laminate flooring. Close coupled cistern w.c. Vanity unit wash-hand basin. UPVC double glazed opaque glass window to the side. Radiator.

## FIRST FLOOR

### Landing

Textured ceiling. Smoothly plastered walls. Fitted carpet. Doors opening to bedrooms and bathroom.

### Bedroom 1

13'6" max x 11'5" max (4.11m max x 3.48m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. Door opening into en-suite. UPVC double glazed window to the front. Radiator. Built in wardrobes.

### En-Suite

5'3" max x 5'10" max (1.60m max x 1.78m max)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. Tiled to splash-back areas. Shower enclosure. Vanity unit wash-hand basin. Close coupled cistern w.c. Towel rail radiator. UPVC double glazed opaque glass window to the front.

### Bedroom 2

11'9" max x 9'10" max (3.58m max x 3.00m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

### Bedroom 3

14'7" max x 9'2" max (4.45m max x 2.79m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed windows to the front and side. Radiator.

### Bedroom 4

9'1" max x 8'9" max (2.77m max x 2.67m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

## Bathroom

6'10" max x 6'3" max (2.08m max x 1.91m max)

Smoothly plastered spotlighted ceiling. Tiled walls and flooring. Bath with dual outlet shower heads over. Floating w.c. Contemporary wash-hand basin with storage under. UPVC double glazed opaque glass window. Radiator.

## REAR

Fenced enclosed garden. Block paved patio area. Artificial grass. Raised flower beds. Decked patio area to rear. Side access.

## COUNCIL TAX

Council tax band E

## 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.

## PROCEEDS OF CRIME ACT 2002

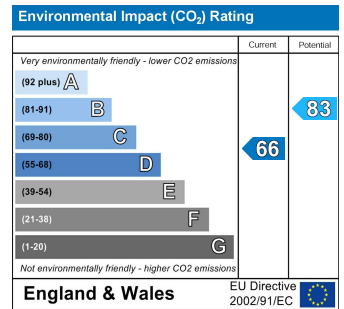
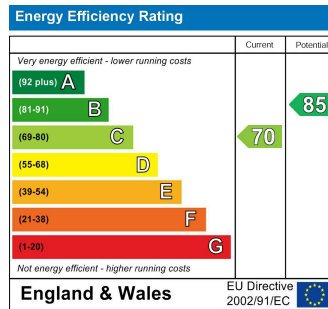
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## DISCLAIMER

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.



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