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65 Enfield Drive, Barry CF62 8JE
£225,000 Freehold

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

Nestled in the charming area of Enfield Drive, Barry, this delightful mid terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, with a fitted modern media wall and feature fireplace perfect for entertaining guests. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively. The bathroom is conveniently located, providing essential amenities for daily living.

One of the notable features of this property is the parking space available for one vehicle, offering convenience and ease for residents. The surrounding area is known for its friendly community atmosphere and accessibility to local amenities, making it a desirable location for those who appreciate both tranquillity and convenience.

This semi-detached house on Enfield Drive is not just a property; it is a place where memories can be made. With its inviting spaces and practical features, it is well worth considering for anyone looking to settle in Barry.







FRONT
Shared access with allocated parking bay. Front garden with lawn and paved pathways.

ENTRANCE PORCH
Textured ceiling, plastered walls. Laminate flooring. Storage meter cupboards. UPVC double glazed front door.

LIVING ROOM
16'7 x 12'2 (5.05m x 3.71m)
Plastered ceiling and walls, feature media wall with an electric fireplace, wall-mounted radiator, and a UPVC double-glazed window to the front elevation. Laminate flooring. Includes understairs storage and fitted carpet stairs with a wooden balustrade rising to the first floor.

KITCHEN
12'0 x 9'3 (3.66m x 2.82m)
Textured ceiling, plastered walls with ceramic tiled splashbacks, ceramic tile flooring, UPVC double-glazed window, and door opening to the rear garden. Fittings & Appliances: Wooden-style wall and base units with laminate work surfaces, composite 1.5 bowl sink with mixer tap, plumbing for a washing machine, space for a tall fridge-freezer, space for a gas cooker, wall-mounted combination boiler, wall-mounted radiator, and space for a dining area.

FIRST FLOOR

LANDING
Textured ceiling with loft access, plastered walls, fitted carpet flooring, and wooden doors leading to the bedrooms and family bathroom.

BEDROOM ONE
10'1(wadrobes) x 8'6 (3.07m(wadrobes) x 2.59m)
Textured ceiling, plastered walls, fitted carpet flooring, fitted wardrobes, wall-mounted radiator, and a UPVC double-glazed window overlooking the front elevation.

BEDROOM TWO
12'2 x 8'6 (3.71m x 2.59m)
Textured ceiling, plastered walls, fitted carpet flooring, wall-mounted radiator, space for large furniture, and a UPVC double-glazed window overlooking the rear elevation.

FAMILY BATHROOM
9'0 x 4'4 (2.74m x 1.32m)
Textured ceiling, ceramic tiled walls and flooring, airing cupboard with fitted shelving units, close-coupled toilet, pedestal wash hand basin with twin taps, bath with mixer tap and overhead electric shower, wall-mounted radiator, and extractor fan.

REAR GARDEN
Fully enclosed with newly installed feather-edge timber fencing, paved patio area, lawned area, raised flower beds with stone chippings, newly planted mature shrubbery, garden shed, and an outside tap.

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.









