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



21 Ewbank Close, Barry CF63 2AE
£315,000 Freehold

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

Situated in the tranquil Ewbank Close, Barry, this charming three-bedroom detached house presents an excellent opportunity for families seeking a spacious and versatile home. Conveniently located off Langlands Road, the property benefits from regular bus routes, ensuring easy access to local amenities and the nearby link road, which connects to Cardiff and the M4.

Upon entering, you are greeted by a welcoming hallway that leads to a generous living room, perfect for family gatherings. The dining room flows seamlessly into a fitted kitchen, where patio doors open onto the expansive rear garden, inviting natural light into the heart of the home. The first floor comprises three well-proportioned bedrooms, complemented by a family bathroom, providing ample space for relaxation and privacy.

The exterior of the property is equally impressive, featuring an enclosed front garden and a longer-than-average driveway that accommodates multiple vehicles. The rear garden is a true highlight, offering a larger-than-average enclosed space with a block-paved patio area, ideal for outdoor entertaining. The garden is beautifully laid to lawn and surrounded by established shrubbery, creating a serene environment. Additionally, there are outbuildings for storage and a glass greenhouse, perfect for gardening enthusiasts.

While the property is in need of modernisation, it represents a fantastic opportunity to create a personalised family home, given its generous size and potential. With UPVC double glazing throughout and gas central heating via a combination boiler, this home is ready for its next chapter. Don't miss the chance to make this much-loved family home your own.







FRONT
Enclosed front garden, block paved area with planted established shrubbery. Driveway with parking for multiple vehicles. Gated access to rear garden to both sides of the property. UPVC double glazed front door leading to the entrance hallway.

Entrance Hallway
5'10 x 20'10 (1.78m x 6.35m)
Textured ceiling, part smoothly plastered and wallpapered walls, with part exposed brick. Wood laminate flooring. Wall mounted radiator. UPVC double-glazed window to side elevation. Fitted carpet staircase rising to the first floor. Access to utility area with a wall mounted combination boiler. Through opening to living room. Wood-panelled door leading through to the living room.

Living Room
11'11 x 20'03 (3.63m x 6.17m)
Textured ceiling - part smoothly plastered, wallpapered walls, with part exposed brick. Wood laminate flooring. Wall mounted radiator. UPVC double-glazed window to the front elevation. Feature fireplace with log-burning stove. Open access through to the dining room. Wood-panelled door leading through to the entrance hallway.

Dining Room
11'01 x 17'11 (3.38m x 5.46m)
Textured ceiling, wallpapered walls. Wood laminate flooring. Wall-mounted radiator. UPVC double-glazed window to the side elevation. Open access through to the living room. Wood-framed glazed door and window leading through to the kitchen.

Kitchen
8'00 x 16'04 (2.44m x 4.98m)
Textured ceiling, porcelain-tiled walls and vinyl flooring. UPVC double-glazed window to the rear elevation. UPVC double-glazed sliding door leading to the rear garden. Fitted kitchen comprising of wall and base units, wood laminate worktops, stainless steel one-and-a-half bowl sink, integrated four-ring gas hob and integrated oven. Space for washing machine and space for fridge freezer. Wood-framed glazed door and window leading through to the dining room.

FIRST FLOOR

First Floor Landing
5'10 x 7'10 (1.78m x 2.16m)
Textured ceiling with loft access, wallpapered walls. Fitted carpet flooring. UPVC double-glazed window to the side elevation. Wood-framed doors leading to bedrooms one, two and bedroom three. A further wood-framed door leading to the family bathroom. Fitted carpet staircase rising from the ground floor.

Bedroom One
11'09 x 13'04 (3.58m x 4.06m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to front elevation. Access to storage cupboard. Wood-framed door leading to the first floor landing.

Bedroom Two
9'02 x 11'06 (2.79m x 3.51m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the rear elevation. Built-in wardrobes. Wood-framed door leading to the first floor landing.

Bedroom Three
6'11 x 10'04 (2.11m x 3.15m)
Textured ceiling, wallpapered walls. Fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to front elevation. Access to over stairs storage. Wood-framed door leading through to the first floor landing.

Family Bathroom
6'02 x 6'02 (1.88m x 1.88m)
Textured ceiling, porcelain-tiled walls. Vinyl flooring. Wall-mounted radiator. UPVC double-glazed window with obscured glass to rear elevation. Suite comprising pedestal wash hand basin, close-coupled toilet, bidet and corner shower with electric shower overhead. Wood-framed door leading through to the first floor landing.

REAR
A larger than average rear enclosed garden. Block paved patio area with sliding patio doors leading to the kitchen. Paved pathway. Laid to lawn. Planted established shrubbery surrounding. Pond with bridge over and surrounded by further planted shrubbery. Green house. Side storage building. Gated access to front drive.

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.









