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12 Solent Road, Barry CF63 2AB
Chain Free £275,000 Freehold

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

NO CHAIN Situated on Solent Road in the charming town of Barry, this delightful semi-detached house presents an excellent opportunity for families or individuals seeking a comfortable and modern living space. The property boasts three well-proportioned bedrooms, making it ideal for those who require ample sleeping quarters or wish to create a home office.

Upon entering, you are greeted by a spacious living room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The newly fitted family bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both convenient and enjoyable. The kitchen breakfast room is a standout feature, providing a lovely space for family meals and casual dining, with plenty of room for culinary creativity.

This property also benefits from a newly installed boiler, ensuring efficient heating and hot water throughout the home. Additionally, the inclusion of an electric vehicle charge point is a modern touch that caters to the needs of today's environmentally conscious homeowners.

Parking is a breeze with space available for up to three vehicles, a rare find in many urban settings. The property is currently vacant, allowing for a swift move-in process, making it an attractive option for those looking to settle in quickly.

In summary, this semi-detached house on Solent Road offers a perfect blend of comfort, modern amenities, and practicality, making it an ideal choice for anyone looking to establish their home in Barry. Don't miss the chance to view this lovely property and envision your future here.







FRONT
Large tarmac drive with block paved infills providing ample room for multiple vehicles. Planted established shrubbery. Side access via double gates to rear. EV charger. Composite front door leading to entrance hallway.

Entrance Hallway
5'01 x 5'08 (1.55m x 1.73m)
Smoothly plastered ceiling, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed windows to side and front elevations with obscured glass. Composite front door with obscured glass insert. Through opening to living room. Fitted carpet staircase rising to the first floor.

Living Room
12'07 x 16'10 (3.84m x 5.13m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to entrance hallway. Through opening to kitchen / dining.

Kitchen / Dining
10'10 x 15'02 (3.30m x 4.62m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to the rear garden. Modern fitted kitchen, comprising of base units. Floor to ceiling larder cupboards. Wood laminate worktops and up stands. Integrated full size fridge and freezer, integrated microwave and separate fan assisted oven, Five ring gas hob. Integrated dishwasher. Composite sink. Breakfast bar area. Through opening to living.

FIRST FLOOR

First Floor Landing
5'11 x 8'06 (1.80m x 2.59m)
Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading through to the family bathroom.

Bedroom One
10'02 x 13'00 (3.10m x 3.96m)
Textured ceiling with coving, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Walk in wardrobe area. Wood panelled door leading through to the first floor landing.

Bedroom Two
9'01 x 10'07 (2.77m x 3.23m)
Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Three
6'05 x 9'05 (1.96m x 2.87m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

Family Bathroom
6'01 x 6'02 (1.85m x 1.88m)
Plastered ceiling, plastered walls with porcelain tiles. Tiled flooring. Vanity wash hand basin and w.c with fitted storage under. Bath with mains operated shower over. Bi-folding glass shower screen. Tall towel rail heater. UPVC double glazed window looking over the rear.

REAR
Enclosed rear garden with block paved patio areas. Ample room for garden furniture. Access to outdoor utilities. Outbuilding with power and lighting. Access to drive. UPVC double glazed French doors leading to the kitchen / breakfast.

COUNCIL TAX
Council tax band C

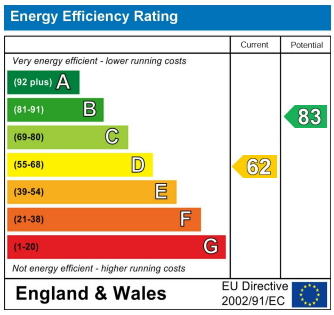
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

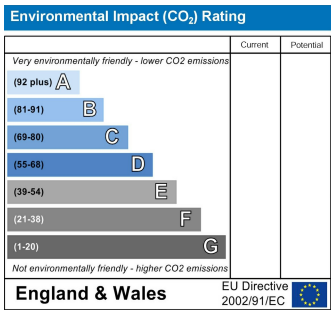
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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