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19 Holland Way, Barry CF63 1RF
Chain Free £230,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

NO CHAIN Situated in the area of Holland Way, Barry, this beautifully presented three-bedroom mid-terrace property offers a perfect blend of modern living and comfort. The home has been thoughtfully extended to the rear, providing ample space for family life and entertaining.

Upon entering, you are greeted by two inviting reception rooms that create a warm and welcoming atmosphere. The spacious kitchen is a highlight of the property, designed to cater to all your culinary needs while offering a delightful space for family gatherings. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The property also boasts a detached double garage at the rear, providing secure parking and additional storage options. This feature is particularly valuable in a bustling area, offering peace of mind and practicality.

With its ideal location and generous living space, this terraced house is perfect for families or anyone seeking a comfortable home in a vibrant community. Don't miss the opportunity to make this lovely property your own.







FRONT
Block-paved driveway for 1–2 vehicles; brick-built walls; steps descending through wrought-iron gate; composite/UPVC double-glazed obscure door to entrance hallway.

HALLWAY
12'4 x 6'5 (3.76m x 1.96m)
Composite obscure-glass front door, textured ceiling with coving, papered walls, dado rails, fitted carpet, wooden balustrade with carpeted stairs to first floor, under-stair storage cupboard, meter cupboards, wall-mounted radiator, oak architraves and oak glass-panel doors to living room and kitchen.

LIVING ROOM
15'6 x 12'5 (4.72m x 3.78m)
Textured ceiling with coving, papered walls, fitted carpet; UPVC double-glazed window to front aspect; feature fireplace with timber surround and marble inserts and hearth; wall-mounted radiator.

KITCHEN
23'8 x 8'30 (7.21m x 2.44m)
Extended; textured ceiling with inset spotlights and coving, tiled walls, wood-effect flooring; wooden shaker-style wall and base units; butcher-block solid wood worktops with complementary upstands; space for Range Master gas cooker with wall-mounted extractor and stainless-steel splashback; plumbing for washing machine and dishwasher; space for fridge/freezer; UPVC double-glazed obscure door to rear garden; wooden door to ground-floor bathroom.

LOUNGE/DINING
19'7 x 10'6 (5.97m x 3.20m)
Textured ceiling with coving, papered walls, fitted carpet, oak architraves; opening to kitchen; log-burning stove with timber surround, tiled inserts and hearth; wall-mounted radiators; UPVC double-glazed French doors to patio with views over play park.

BATHROOM
6'9 x 5'9 (2.06m x 1.75m)
Textured ceiling with coving; high-gloss porcelain marble tiles to walls; tiled flooring; close-coupled toilet; vanity wash-hand basin with mixer tap and storage; warm ambient LED backlit mirror and storage unit; extractor fan; freestanding Victorian-style bath with mixer tap and shower attachment; Victorian towel rail heater; UPVC double-glazed obscure window to rear garden.

FIRST FLOOR

LANDING
Textured ceiling with coving, papered walls with dado rails, fitted carpet, wooden balustrade, loft access, wooden doors to bedrooms and family bathroom.

BEDROOM ONE
13'6 x 12'1 (4.11m x 3.68m)
Textured ceiling, coving, papered walls, dado rails, fitted carpet, fitted wardrobe housing wall-mounted combination boiler, wall-mounted radiator, UPVC double-glazed window to front elevation.

BEDROOM TWO
12'0 x 9'9 (3.66m x 2.97m)
Papered ceiling, coving, papered walls, fitted carpet, two fitted wardrobes with mirrored doors, wall-mounted radiator, UPVC double-glazed window to rear with views over play park.

BEDROOM THREE
9'7 x 8'8 (2.92m x 2.64m)
Textured ceiling, coving, papered walls, dado rails, fitted carpet, wall-mounted radiator, UPVC double-glazed window to front elevation.

SHOWER ROOM
6'7 x 6'2 (2.01m x 1.88m)
Plastered ceiling with chrome inset spotlights and extractor fan, coving, porcelain marble-effect tiled walls, wood-effect porcelain tiled flooring, shower cubicle with glass screen and mains dual-head shower, splashback tiles, close-coupled toilet, vanity wash-hand basin with mixer tap and storage, Victorian-style towel heater, UPVC double-glazed obscure window to front aspect.

REAR GARDEN
Paved patio with rendered walls and wrought-iron balustrade; steps down to further paved patio with space for pots; basement storage; steps with paved slabs; UPVC double-glazed door to detached garage; UPVC door to lane access; brick-built walls and timber fencing enclosing garden.

GARAGE
19'6 x 14'4 (5.94m x 4.37m)
Brick-built with rendered walls; UPVC double-glazed windows to rear garden; roller shutter door to lane access; storage above; power and lighting with multiple sockets; water outlet and space for utilities.

COUNCIL TAX
Council tax band C.

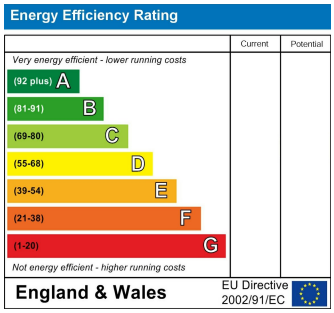
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully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

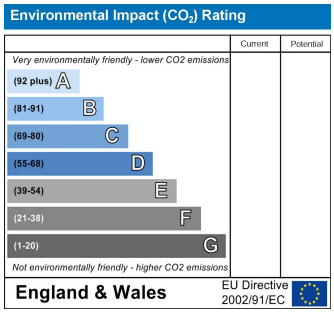
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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