

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



50 Winston Road, Barry, The Vale Of Glamorgan. CF62 9SW



PETER MORGAN

**£300,000**

## Main Features

- Presented To A High Standard
- Semi-Detached Family Home
- Modern Fitted kitchen With Patio Doors To Rear Garden
- Freehold
- EPC - D
- Garage & Driveway
- Master Bedroom Offering Fantastic Views
- Gas Central Heating
- Generous Sized Rear Garden
- Need A Mortgage? We Can Help!

## General Information

An amazing opportunity to purchase this perfect family home situated in a convenient location with easy transport links. This semi-detached property benefits from ample off road parking, a low maintenance rear garden and a good sized garage which could be easily converted into a workshop. Internally, the property has spacious living accommodation to the ground floor with an open plan kitchen diner and a separate utility room, there is a second reception room to the ground currently used as a home office and previously used as a fourth double bedroom. To the first floor there is a master bedroom which offers fantastic views and an En-suite, two double bedrooms and an attic with living space, carpeted flooring and electric, also benefitting from uPVC double glazed windows throughout and gas central heating (combi boiler fitted in 2011)

Located close to many local amenities such as Saint David's Methodist Church, Buttrils playing fields, Barry Hospital, Brynhill Barry Golf club and within the catchment area for Bro Morgannwg Primary School.

Visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

Tiled flooring.  
Doors to;

### Study

Previously been used as a fourth bedroom.

uPVC double glazed window to the front aspect, wooden Parquet flooring and radiator.

### Lounge

uPVC double glazed Bay window to the front aspect, radiator, carpeted flooring and feature fireplace with electric fire.

Through to;

### Dining Room

Space for a dining table, radiator and tiled flooring.

Through to;

### Kitchen

"Hub of a family home" A modern fitted kitchen appointed with a range of high gloss wall and base units with Quartz work tops over and a inset sink with mixer tap. Three double glazed sky light windows, a double fuel 'Kenwood' cooker with gas hob and extractor fan over, newly laid porcelain floor tiles, inset ceiling lighting, space for an American fridge freezer and patio doors to access the rear garden.

### Utility Room

Plumbing in place for a washing machine, space for a tumble dryer, tiled flooring and uPVC door to access the rear garden.

Door to;

### W.C.

Comprising of a low level WC and a pedestal wash hand basin. Tiled flooring.

## FIRST FLOOR



## Landing

Carpeted flooring and access to the loft above.

Doors to;

## Bedroom Two

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

## Master Bedroom

uPVC double glazed Bay window to the front aspect which benefits from views over sea (on a clear day), carpeted flooring and radiator.

Door to;

## En Suite

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. Vinyl flooring, tiled walls and a heated chrome towel rail.

## Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

## Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath. uPVC double glazed window, vinyl flooring and tiled walls.

## EXTERNALLY

## Gardens

A gated front garden offering ample off road parking and access to the the rear garden and detached garage.

An enclosed, generous sized garden, laid with Astroturf and a patio area perfect for the summer family evenings.

## Garage

A spacious garage with electric up and over door, sealed flooring, rendered finish and electric.

## Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Council Tax

Council tax band - D

Annually - £1,362

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** D

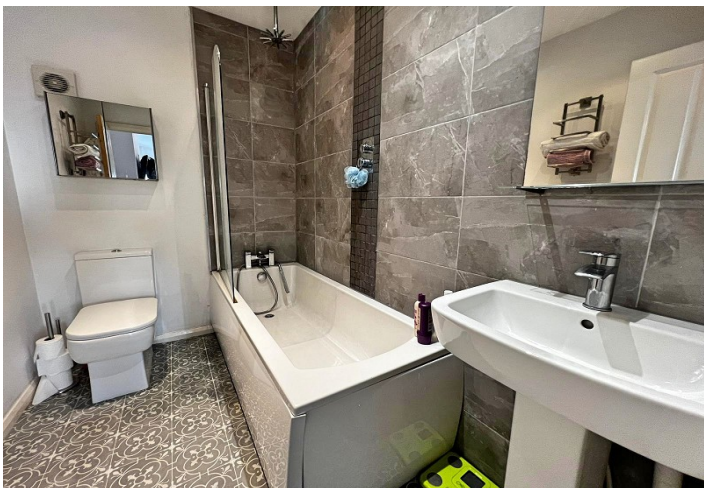
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold


















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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