



## 25 Clos Tyniad Glo, Barry CF63 4QQ £300,000 Freehold

3 BEDS | 3 BATH | 2 RECEPT | EPC RATING

LEVEL ENCLOSED LARGER THAN AVERAGE GARDEN..... An extremely well presented end of link town house offering versatile living accommodation and ideally placed on Barry Waterfront. Situated near a local supermarket, local amenities and public transport. Within easy access to the M4 accessible from Culverhouse Cross. The property briefly comprises, to the ground floor, hallway, double bedroom or sitting room, shower room, utility room, integral garage to the first floor, open plan fitted kitchen/dining room with integrated appliances, living room with French doors opening onto balcony, to the second floor, two bedrooms, master with en-suite shower room and family bathroom. UPVC double glazed throughout and gas central heating. An enclosed rear garden with patio and laid to lawn, raised decked area providing ample seating. An ideal family home in a sought after location. A viewing is highly recommended.



## FRONT

Driveway, access to garage. Laid lawn, established shrubbery. Side access to rear. Composite front door leading in to entrance hallway.

## GROUND FLOOR

### Entrance Hallway

3'11 x 18'03 (1.19m x 5.56m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. Composite front door with obscure glass insert. Wooden doors leading to integral garage, utility room, and W.C shower room. A further wooden door leading to study or bedroom three. Fitted carpet staircase rising to the first floor. Access to storage.

### Bedroom / Study

8'05 x 11'03 (2.57m x 3.43m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. wooden door leading to the entrance hallway.

### W.C Shower Room

3'06 x 10'08 (1.07m x 3.25m)

Smoothly plastered ceiling with coving, smoothly plastered walls with vent extractor, vinyl flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Porcelain tiled splashback's. Wall mounted sink, close coupled toilet. Double shower with thermostatically controlled shower overhead. Wooden door leading to the entrance hallway.

### Utility Room

7'08 x 8'00 (2.34m x 2.44m)

Smoothly plastered ceiling, smoothly plastered walls, ceramic tiled flooring, wall mounted radiator. Composite door with obscured glass insert to rear garden. UPVC double glazed window to the rear elevation. Wall and base units, wooden laminate worktop. Stainless steel sink. Space for washing machine. Space for tumble dryer. Wall mounted boiler.

## FIRST FLOOR

### First Floor Landing

7'01 x 8'00 (2.16m x 2.44m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from ground floor. Fitted carpet staircase rising to second floor. Wooden door leading through to living / dining and kitchen.

### Living Room

10'08 x 17'00 (3.25m x 5.18m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed French doors with Juliet balcony overlooking the front garden. Through opening to dining and kitchen area.

### Dining Area

8'06 x 15'08 (2.59m x 4.78m)

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to kitchen. Through opening to living room. Wooden door leading out to the first floor landing.

### Kitchen

7'09 x 8'09 (2.36m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls, continuation of wood laminate flooring. UPVC double glazed window to the rear elevation. Porcelain tiled splashback's. A modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Induction hob. Integrated Oven with integrated microwave. Integrated fridge / freezer. Integrated dishwasher. Space for wine fridge. Stainless steel sink with decorative tap. Through opening to the dining area.

## SECOND FLOOR

### Second Floor Landing

7'00 x 8'03 (2.13m x 2.51m)

Smoothly plastered ceiling with loft access, smoothly plastered walls, fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from first floor. Wooden doors leading to bedroom two. Master bedroom and the family bathroom. Further wooden door leading to storage.

### Master Bedroom

12'08 x 13'02 (3.86m x 4.01m)

Smoothly plastered ceiling, smoothly plastered walls - part papered, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to the en-suite shower room. A further wooden door leading to built in storage. Wooden door leading out to the second floor landing.

### En-Suite

3'07 x 7'09 (1.09m x 2.36m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl flooring, ceramic tiled splashback's. UPVC double glazed window with obscured glass to front elevation. Close coupled toilet, pedestal wash hand basin. Double shower with thermostatically controlled shower overhead.

### Bedroom Two

9'00 x 13'09 (2.74m x 4.19m)

Smoothly plastered ceiling, smoothly plastered walls - part papered, fitted carpet flooring, wall mounted radiator. UPVC double glazed window overlooking the rear elevation. Wooden door leading out to second floor landing.

### Family Bathroom

7'09 x 7'09 (2.36m x 2.36m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, laminate flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Ceramic tiled splashback's. Pedestal wash hand basin, close coupled toilet, bath. Wooden door leading out to the second floor landing.

## REAR

A larger than average rear garden with feather edged fencing. Side access to front. Laid lawn, established shrubbery. Paved pathway and patio area. Raised decked area providing ample room for garden furniture. Composite door leading through to the utility room.

## INTEGRAL GARAGE

8'05 x 19'02 (2.57m x 5.84m)

Up and over garage door. Power sockets and lighting. Wooden door leading to entrance hallway.

## COUNCIL TAX

Council tax band E

## 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

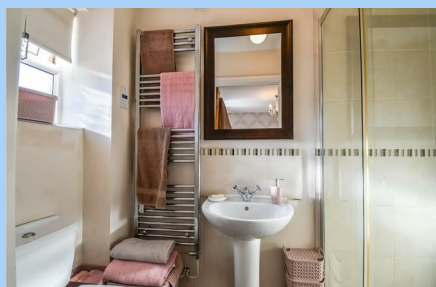
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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