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25 Collard Crescent, Barry CF62 9AQ £229,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

A semi detached dwelling ideally offered with No forward chain. Viewing is essential to appreciate fully and is offered with NO FORWARD CHAIN. The property briefly comprises of:- Entrance hallway, living room, dining room, fitted kitchen and ground floor bathroom. To the first floor, three bedrooms. To the front, pathway with steps ascending to front entrance. Front garden with paved pathway, Laid Lawn and mature hedging. Side access to rear. To the rear, enclosed rear garden with paved pathway and raised Astro Turf lawn, decked area and access to the garage. Additional hard stand with double gates access from the rear of the property. Benefiting from gas central heating via a combination boiler and UPVC double glazing throughout.



FRONT

Enclosed front garden, paved pathway and steps ascending to composite front door. Laid lawn, established shrubbery. Access to rear.

Entrance Hallway

6'03 x 8'03 (1.91m x 2.51m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood block flooring. Wall mounted radiator. Composite front door with in glass insert. Fitted carpet staircase rising to the first floor. Wooden doors leading to living room and shower room.

Living Room

13'01 x 15'07 (3.99m x 4.75m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood block flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door's with glass inserts leading through to entrance hallway and dining room. Electric wall mounted fire.

Dining Room

8'08 x 9'09 (2.64m x 2.97m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Continuation of wood block flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door with obscured glass insert to living room. Through opening to kitchen.

Kitchen

8'08 x 9'08 (2.64m x 2.95m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the rear elevation. UPVC patio door with obscured glass to the side. Modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Ceramic tiled splashback's. Composite sink. Integrated induction hob. Integrated fan assisted oven. Space for fridge freezer. Space for washing machine. Through opening to dining room.

Bathroom

6'03 x 6'10 (1.91m x 2.08m)

Smoothly plastered ceiling. Porcelain tiled walls. Wood laminate flooring. wall mounted towel rail. UPVC double glazed window with obscured glass to the side. Vanity wash hand basin. Close coupled toilet. Double walk-in shower with thermostatically controlled shower overhead. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

4'07 x 9'05 (1.40m x 2.87m)

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 ground floor. Wooden doors leading to bedrooms one, two and bedroom three.

Bedroom One

9'05 x 15'06 (2.87m x 4.72m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in wardrobes. Wooden door leading to the first floor landing.

Bedroom Two

9'04 x 10'00 (2.84m x 3.05m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wooden door leading to the first floor landing.

Bedroom Three

5'11 x 9'05 (1.80m x 2.74m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in storage. Wooden door leading to the first floor landing.

REAR

Enclosed rear garden with paved pathway and steps leading to access to garage. Laid AstroTurf lawn. Raised decked area. Further raised hard stand accessed via steps and from the rear of the property. UPVC double glazed patio door leading to kitchen. Access to front.

GARAGE

8'08 x 15'09 (2.64m x 4.80m)

Brick built garage. Electric alarmed roller shutter door. UPVC double glazed window to the rear. Access to garden. Power and lighting.

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.

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.

