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## 65 Ffordd Y Dociau, Barry CF62 5BN £315,000 Freehold

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

**\*\*NO ONWARD CHAIN\*\*** Nina Estate Agents are delighted to offer for sale this beautiful and well presented three bedroom detached property. Situated in the Quays development at Barry Waterfront. The property is close to local amenities, local train station and the Goodsheds development with an array of eateries and boutique shops. A short walk to Barry Island beaches.

The property comprises to the ground floor, entrance hallway, living room, open plan kitchen/diner, utility room and cloakroom. To the first floor three bedrooms with ensuite to main bedroom and family bathroom. Further benefits are front and rear garden, driveway, several years remaining on the NHBC warranty, gas central heating and UPVC double glazing throughout. Viewings are highly recommended.



## FRONT

Allocated parking for two cars. Composite front door opening to the entrance hallway. Gate leading to rear garden.

## Hallway

Plastered ceiling, plastered walls, tiled flooring. Staircase leading to first floor with fitted carpet. Doors to living room and kitchen/dining area.

## Lounge

18'8" x 10'2" (5.69m x 3.10m )

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, plastered ceiling and walls, fitted carpet, radiator.

## Kitchen/Diner

18'6" x 9'4" (5.64m x 2.87m )

UPVC double glazed windows to front and side aspect, smoothly plastered ceiling and walls, ceramic tiled flooring. A range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric cooker, with four ring gas hob and extractor fan over. Integrated fridge/freezer, door leading to utility room & Cloakroom.

## Utility Room

6'5" x 4'11" (1.96m x 1.52m )

UPVC half glazed door leading to rear garden, plastered ceiling and plastered walls, tiled flooring, plumbing for washing machine, base units with complimentary work surfaces, wall mounted combination boiler. Door leading to cloakroom.

## Cloakroom/ W.C

Plastered ceiling, plastered walls with tiles. Vinyl flooring, two piece white suite comprising low level WC and pedestal wash hand basin, radiator.

## FIRST FLOOR

### First Floor Landing

UPVC double glazed window to rear aspect, fitted carpet flooring, radiator, loft access (part boarded), storage cupboard.

### Bedroom One

18'4" x 10'5" (5.61 x 3.18)

UPVC double glazed windows to front and side aspect, smoothly plastered ceiling and walls, fitted carpet, radiator, opening into dressing area. Door leading to en-suite.

### En-Suite

Plastered ceiling and plastered walls. Tiled walls and flooring. Close coupled toilet, pedestal wash hand basin. Shower cubicle with electric shower over. Extractor fan. UPVC double glazed window.

### Bedroom Two

9'1" x 7'6" (2.77m x 2.31m )

UPVC double glazed windows to front and side aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

### Bedroom Three

9'1" x 7'4" (2.77m x 2.24m )

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

### Family Bathroom

UPVC double glazed obscured window to front aspect, plastered ceiling, partially tiled walls, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.

## REAR GARDEN

An enclosed low maintenance garden with artificial grass. Brick built walls and timber fencing. Paved and shingled areas. Gate giving rear access.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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