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16 Beaufort Way, Barry CF62 3BU £310,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING E

A beautifully presented detached property upgraded over the years by its current seller's is Ideally situated in a cul de sac position, this detached property placed in the village of Rhoose, providing easy access to Llantwit Major and Bridgend with Cardiff Wales Airport within a short drive away. The property briefly comprises, entrance hallway, Kitchen / dining area, Utility room , W.C Cloakroom and Living room with French doors leading out to the rear enclosed garden. To the first floor. Three bedrooms and a recently upgraded family bathroom. To the rear an enclosed level garden with a patio area, laid lawn and planted established shrubbery. Gated side access leading to front. Driveway providing ample parking. Benefitting from UPVC double glazing and gas central heating via a Combi Boiler.

Viewing highly recommended.

Agents Notes 2023 Replacement Combi boiler



FRONT

Block paved driveway providing ample parking. Established shrubbery. Access to rear. UPVC double glazed front door leading to entrance hallway.

Entrance Hallway

2'11 x 5'06 (0.89m x 1.68m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls- part revealed brick feature wall. Ceramic tiled flooring. UPVC double glazed window to the side elevation. UPVC double glazed front door. Wooden door with glass insert leading through to kitchen / dining area.

Kitchen / Dining

11'05 x 15'03 (3.48m x 4.65m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Porcelain metro style splashbacks. Ceramic tiled flooring. Wall mounted vertical radiator. UPVC double glazed window to the front elevation. A modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink with mixer tap. Space for electric cooker. Stainless steel cooker hood. Integrated fridge. Integrated dishwasher. Wooden double door's with glass inserts leading through to utility area and w.c cloakroom. Wooden door leading through to the living room.

Utility Room

5'07 x 9'10 (1.70m x 3.00m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted vertical radiator. UPVC double glazed window to the front elevation. Wooden door leading through to W.C. cloakroom. Base unit's with wood laminate worktop's. (Housed wall mounted 2023 combi boiler.) Space for washing machine. Space for tumble dryer. Double wooden door's with glass insert's leading through to the kitchen / dining.

W.C Cloakroom

2'08 x 5'08 (0.81m x 1.73m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls with extractor fan. Ceramic tiled flooring. Vanity wash hand basin. Close coupled toilet. Porcelain tiled splashback's. Wooden door leading through utility room.

Living Room

11'06 x 17'09 (3.51m x 5.41m)

Textured ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out the rear garden. Wooden door with glass insert's leading through to entrance hallway. Access to under stairs storage.

FIRST FLOOR

First Floor Landing

7'00 x 11'07 (2.13m x 3.53m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading through to recently renovated family bathroom.

Bedroom One

8'06 x 12'08 (2.59m x 3.86m)

Smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wooden door leading out to the first floor landing.

Bedroom Two

8'11 x 10'00 (2.72m x 3.05m)

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

Bedroom Three

8'03 x 8'09 (2.51m x 2.67m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching channel views. Wooden door leading to the first floor landing.

Family Bathroom

5'07 x 10'11 (1.70m x 3.33m)

** Recently fully upgraded** Smoothly plastered ceiling with inset lights. Smoothly plastered

walls. Porcelain tiled walls. Porcelain tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Double walk in shower with thermostatic controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wooden door leading to the first floor landing.

REAR

An enclosed rear South facing garden with paved patio area. Feather edged fencing surrounding. laid lawn. Established shrubbery. UPVC double glazed French doors leading to the living room. Side access to front.

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

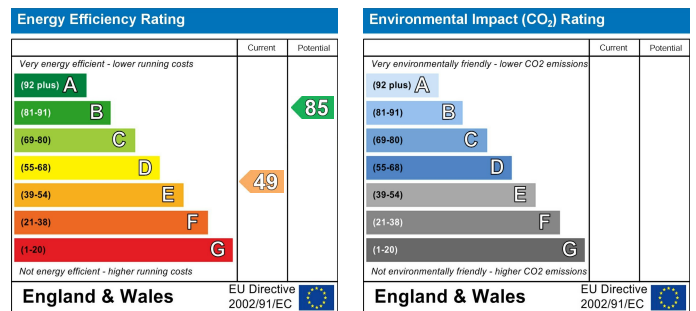
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.



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