



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



163 Ffordd Y Dociau, Barry CF62 5DX £310,000 Freehold

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

A well presented end of linked dwelling with ample parking and spacious living accommodation. Constructed via Persimmon 'Greyfairs' style, this three bedroomed versatile townhouse placed in a popular location situated with partial views across the water. Recently built offering NHBC guarantees for up to ten years. Ideally located offering walks to Barry Island beach, Good sheds, train stations as well as the supermarkets and local amenities. Viewing is essential to appreciate.

Briefly comprising:- To the ground floor:- entrance, kitchen/diner, bedroom/study, w.c. To the first floor:- lounge and master bedroom with en-suite. To the 2nd floor:- two further bedrooms and family bathroom. To the front:- two parking bays allocated and a front garden with slate chippings, gate to side and rear gardens. To the rear:- an enclosed garden with patio area and artificial lawn. Side patio area, space for garden sheds.

Agents Notes - Annual service charge approx. £150.00 - this covers the maintenance of the communal gardens and park.



FRONT

Allocated parking for two vehicles. Front garden with slate chippings and timber borders. Wooden gate leading to the side and rear garden. Composite front door opening to the entrance hallway.

Entrance Hallway

Plastered ceiling and walls. Wood effect vinyl flooring. Fitted carpet stairs rising to the front elevation. Radiator. Wooden doors to the study, w.c and kitchen/dining area.

Study/Guest Bedroom

10'2 x 9'1 (3.10m x 2.77m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed window overlooking the front elevation with partial water views. Fitted shutter blinds. Radiator.

W.C

5'0 x 3'2 (1.52m x 0.97m)

Plastered ceiling and walls. Wood effect vinyl flooring. Extractor fan. Wall mounted wash hand basin. Close coupled toilet. Radiator.

Kitchen/Dining Area

13'1 x 12'9 (3.99m x 3.89m)

Plastered ceiling and walls. Vinyl flooring. Inset spotlighting. Kitchen comprises of wall mounted units, base units with laminate work surface and uprisers. Integrated electric oven with inset four ring gas hob and extractor fan over. Integrated dish washer and washing machine. Space for fridge freezer. Stainless steel sink. Space for dining suite. UPVC double glazed French doors opening to the rear garden. Under stairs cupboard with electric socket housing a tumble drier. Wall mounted combination boiler enclosed. Radiator.

FIRST FLOOR

Landing

Plastered ceiling and walls. Fitted carpet flooring. Wooden doors to master bedroom and living room. Picture window with fitted shutter blinds and water views. Stairs rising to the second floor.

Living Room

13'1 x 9'8 (3.99m x 2.95m)

Plastered ceiling and walls. Fitted carpet flooring. Picture window with fitted shutter blinds. Partial water views. Radiator.

Master Bedroom

13'9 x 9'7 (4.19m x 2.92m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Door to shower room. Radiator.

Shower Room

6'7 x 4'6 (2.01m x 1.37m)

Plastered ceiling and walls. Inset spotlighting. Vinyl flooring. Extractor fan and shaver points. Enclosed shower cubicle with shower off mains. Pedestal wash hand basin. Close coupled toilet. Towel rail heater.

SECOND FLOOR

Landing

Plastered ceiling and walls. Fitted carpet flooring. Wooden doors to bedrooms and family bathroom. Storage cupboard with hanging space.

Bedroom Two

13'3 x 9'10 (4.04m x 3.00m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed windows with fitted shutter blinds overlooking the front aspect with partial water views. Radiator

Bedroom Three

13'3 x 10'7 (4.04m x 3.23m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed windows with fitted shutter blinds overlooking the rear aspect. Radiator.

Family Bathroom

6'3 x 5'11 (1.91m x 1.80m)

Inset spotlighting. Tiling to walls. Vinyl flooring. Bath with Mira electric shower over. Pedestal wash hand basin. Close coupled toilet. Shaver points. Towel rail heater. Extractor fan.

REAR GARDEN

Enclosed and private rear garden with timber fencing and brick built walls surrounding. Artificial grass and paved patio. Raised flower beds with mature shrubbery. Side garden with further patio and space for garden sheds. Outside lighting and tap.

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

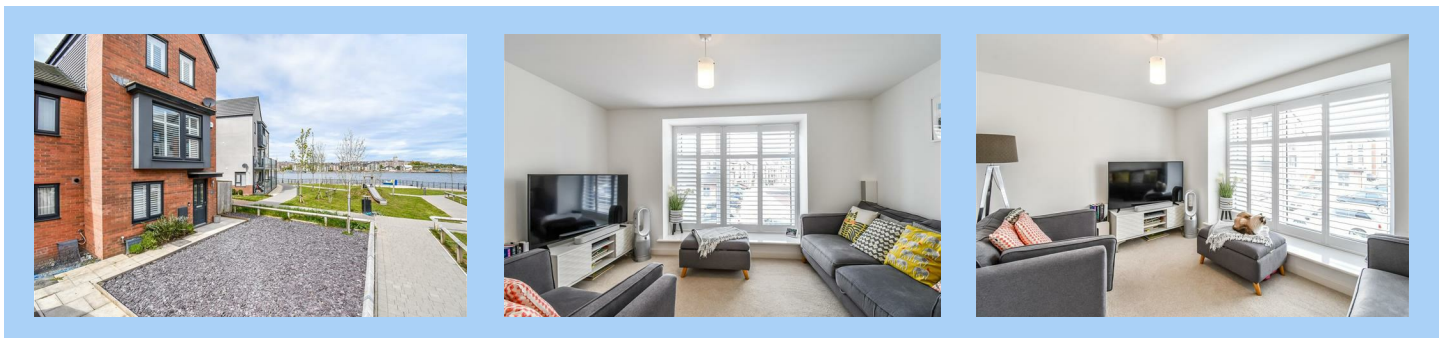
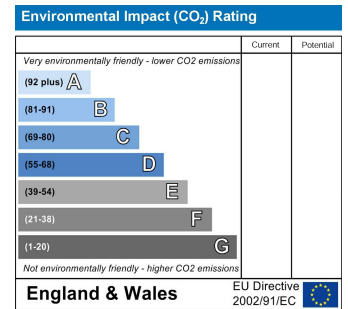
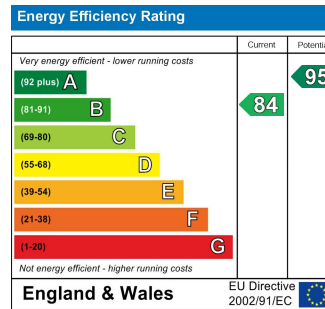
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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