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## 2 Balfour Mews, Barry CF62 4QD £349,500 Freehold

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

Nina Estate Agents welcomes to the market this beautifully presented three bedroom semi-detached property, in the heart of St Athan village. The property sits in a private cul-de-sac position of six dwellings and offers tranquillity throughout. With its open plan living accommodation and quite rear garden with church views this property is an ideal family home.

Briefly comprising; Entrance hallway leading to a w.c cloakroom, snug/study and a spacious open plan living and kitchen with bi-folding doors overlooking the rear garden and church. To the first floor; Three double bedrooms, master with shower room and a modern family bathroom. To the front; Two car driveway and pathway leading to the rear. To the rear garden; A private garden with paved patio, laid to lawn and fencing enclosing. Overlooking the church adding privacy and character.

Benefitting from gas central heating and double glazing throughout. Newly built in 2021 with a valid NHBC certificate.



## FRONT

Access via a private cul-de-sac of six properties. Two car driveway with paved pathway leading to the front and side access to the rear garden.

## Entrance Hallway

12'8 x 9'11 (3.86m x 3.02m)

Smoothly plastered ceiling with sprinkler system and hard smoke detector. Plastered walls. UPVC double glazed window to the front aspect. Composite front door. Karndean flooring. Oak doors opening to study, living/kitchen and w.c. Fitted carpet stairs rising to the first floor. Radiator.

## W.C

6'8 x 2'5 (2.03m x 0.74m)

Plastered ceiling and plastered walls. UPVC double glazed window to the side aspect. Karndean flooring. Radiator. Vanity wash hand basin. Close coupled toilet.

## Study/Snug

9'6 x 9'0 (2.90m x 2.74m)

Plastered ceiling with sprinkler system. UPVC double glazed window to the front aspect. Radiator. Karndean flooring. Tv sockets.

## Kitchen & Living Room

22'5 x 16'5 (6.83m x 5.00m)

Smoothly plastered ceiling with inset spotlighting and sprinkler system. Plastered walls. Karndean flooring. Bi-folding doors with side panel window overlooking the rear garden with church views. Radiator. Kitchen comprises of wall mounted units and base units in shaker style. Wood effect laminate work surface with uprisers. Inset stainless steel sink and mixer tap. Inset induction hob with extractor fan over. Integrated electric oven, integrated dish washer and washing machine. Integrated 70/30 fridge freezer. UPVC double glazed window overlooking the rear. Space for dining.

## FIRST FLOOR

### Landing

Smoothly plastered ceiling with sprinkler system and hard wired smoke detector. UPVC double glazed obscured window to the side aspect. Plastered walls. Fitted carpet flooring. Oak doors to bedrooms and family bathroom. Airing cupboard housing a combination boiler.

### Master Bedroom

12'11 x 10'0 (3.94m x 3.05m)

Plastered ceiling with sprinkler system, plastered walls, Karndean flooring. UPVC double glazed window overlooking the rear with church views. Oak door to shower room. Radiator.

### Shower Room

7'10 x 4'11 (2.39m x 1.50m)

Plastered ceiling with inset spotlights. Plastered walls. Karndean flooring. UPVC obscured glass window to the side aspect. Double shower with glass shower screen. Mains operated shower over. Porcelain tiles surrounding. Close coupled toilet. Vanity wash hand basin. Vertical towel rail heater.

### Bedroom Two

11'11 x 9'1 (3.63m x 2.77m)

Plastered ceiling with sprinkler system, plastered walls, UPVC double glazed window to the front aspect. Radiator. Karndean flooring.

### Bedroom Three

11'6 x 9'2 (3.51m x 2.79m)

Plastered ceiling with sprinkler system and Velux window overlooking the rear with church views. Plastered walls. Karndean flooring. Radiator.

## Family Bathroom

7'5 x 6'5 (2.26m x 1.96m)

Plastered ceiling with inset spotlights. Plastered walls. Karndean flooring. UPVC double glazed window to the front aspect. Bath with mixer tap over. Porcelain tiles surrounding. Vanity wash hand basin with mixer tap. Close coupled toilet. Vertical towel rail heater.

## REAR GARDEN

A private rear garden with church views. Fully enclosed with timber fencing surrounding. Gate leading to the front aspect. Lime stone paved patio with laid to lawn.

## 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.

