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## 11 Clos Tear, Barry CF62 5BQ £299,995 Freehold

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

**\*\*NO CHAIN\*\*** Immaculately presented semi-detached dwelling. A fabulous opportunity to acquire this modern property, conveniently located on the Quays, at Barry Waterfront and constructed via Taylor Wimpey. A wonderful four bedroom home that has been upgraded by its present sellers and viewing is essential to appreciate.

Briefly comprises, entrance hallway, kitchen, living room with doors opening to the rear garden and w.c cloakroom. To the first floor:- two bedrooms and a family bathroom. To the second floor :- Two further bedrooms, master with en-suite. To the front, two car parking with electric EV charging point installed by the sellers. To the rear, a enclosed garden with artificial grass, paved patio and space for garden shed. Benefitting from gas central heating and UPVC double glazing throughout.



## FRONT

Two allocated parking bay to the front, paved pathway leading to a composite front door. Electric charging point fitted for electric vehicles.

## Hallway

Plastered ceiling, plastered walls and high gloss tiled flooring. Fitted carpet stairs rising to the first floor. Wooden doors to kitchen, living room and w.c. Storage cupboard under stairs. Alarm system fitted.

## Kitchen

12'2 x 9'0 (3.71m x 2.74m)

Plastered ceiling and plastered walls. Continuation of high gloss tiled flooring. UPVC double glazed window to the front aspect. Kitchen comprises of wall mounted units and base units. Laminate work surface and uprisers. Stainless steel sink and mixer taps. Wall mounted combination boiler. Radiator. Gas hob with extractor fan over. Plumbing for washing machine, dish washer and space for tall fridge freezer. Space for dining table. Radiator.

## W.C

6'1 x 3'5 (1.85m x 1.04m)

Plastered ceiling, plastered walls. Continuation of high gloss tiled flooring. Close coupled toilet. Pedestal wash hand basin. Radiator. Extractor fan.

## Living Room

13'11 x 13'0 (4.24m x 3.96m)

Plastered ceiling, plastered walls. Fitted carpet flooring. UPVC double glazed French doors and side windows overlooking the side aspect. Radiator.

## FIRST FLOOR

### Landing

Plastered ceiling, plastered walls, fitted carpet flooring and wooden doors to bedrooms and family bathroom. UPVC double glazed window to the front aspect. Stairs rising to the second floor.

### Bedroom Two

13'1 x 14'0 (3.99m x 4.27m)

Plastered ceiling and walls, fitted carpet flooring, UPVC double glazed window to the rear aspect. Tv sockets.

### Family Bathroom

7'3 x 6'1 (2.21m x 1.85m)

Plastered ceiling with inset spotlighting. Floor to ceiling tiled walls. Tiled flooring. Bath with mains operated shower over. Pedestal wash hand basin. Close coupled toilet. Shaver sockets. Radiator.

### Bedroom/Study

9'9 x 7'1 (2.97m x 2.16m)

Plastered ceiling, plastered walls. Laminate flooring. UPVC double glazed window to the front aspect. Broadband port.

## SECOND FLOOR

### Landing

Plastered ceiling, plastered walls, fitted carpet flooring. Pull down ladder to loft space. Loft is boarded, insulated and lighting. Doors to bedrooms and storage cupboard.

### Master Bedroom

13'11 x 13'3 (4.24m x 4.04m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Fitted double wardrobe. Door to shower room.

### Shower Room

6'11 x 4'8 (2.11m x 1.42m)

Plastered ceiling with inset spotlights. Tiles to walls. Tile flooring. Shower cubicle with mains operated shower. Pedestal wash hand basin. Close coupled toilet. Shaver points.

### Bedroom Four

14'1 x 9'5 (4.29m x 2.87m)

Plastered ceiling, plastered walls and fitted carpet flooring. Fitted wardrobe. UPVC double glazed windows to the front aspect. Radiator.

## REAR GARDEN

Level garden with timber fencing surrounding. Gate leading to side access. Artificial grass and paved patio. Space for garden shed.

## COUNCIL TAX

Council tax band C

## 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.

