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84 Porth-Y-Castell, Barry CF62 6QF £320,000 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

A lovely much loved traditional semi detached property, that has been extended to the ground floor, placed in the highly sought after location of Barry's Garden Suburb. Purpose made paths run through the estate and is perfectly positioned allowing easy access to Porthkerry Country Park and numerous beaches. Early viewing is recommended.

Briefly comprising: entrance hallway, living room, w.c/cloakroom and kitchen/dining room with patio doors opening to the rear garden. To the first floor, two bedrooms and a family bathroom. Benefiting from gas central heating and UPVC double glazing. A front laid to lawn garden with side access leading to a level enclosed rear garden, well established with flowers and shrubs. Driveway providing ample parking. Leading to a storage shed with light and power. Side access.



FRONT

Driveway for multiple vehicles. Lawn area with picket fencing and shrubbery. UPVC double glazed front door to entrance hallway. Gate leading to the side aspect.

Hallway

Plastered ceiling with coving and papered walls. Carpet to stairs rising to the first floor. Door to living room.

Living Room

14'3 x 13'4 (4.34m x 4.06m)

Plastered ceiling with coving, papered walls. Fitted carpet flooring (Laminate flooring under). Bay fronted UPVC double glazed windows. Gas fireplace. Door to kitchen/dining room.

Kitchen & Dining Room

21'1 x 14'3 (6.43m x 4.34m)

Plastered ceiling and plastered walls. Part fitted carpet tiled flooring and solid wood flooring to dining area. Kitchen comprises of wall mounted units and base units with laminate worksurface over. Space for all appliances. Sink with drainer and mixer tap. UPVC double glazed window to the side aspect. Bi-folding wooden door to w.c cloakroom. UPVC double glazed patio doors from dining room opening to the rear garden. Radiators.

W.C/Cloakroom

Plastered ceiling, vinyl flooring. Under stairs storage. Close coupled toilet with towel rail heater and wash hand basin. UPVC double glazed windows to the side aspect.

FIRST FLOOR

Landing

Plastered ceiling and coving. Papered walls. Fitted carpet flooring. UPVC double glazed window to the side aspect. Wooden doors to bedrooms and family bathroom.

Bedroom One

14'1 x 11'3 (4.29m x 3.43m)

Plastered ceiling with coving, papered walls and fitted carpet flooring. UPVC bay fronted windows. Fitted storage. Radiator.

Bedroom Two

11'3 x 9'7 (3.43m x 2.92m)

Plastered ceiling with coving, papered walls. Radiator. UPVC double glazed window.

Family Bathroom

8'11 x 7'6 (2.72m x 2.29m)

Plastered ceiling. Tiled walls. Vinyl flooring. UPVC double glazed window. Bathroom comprises, bath with electric shower over. Pedestal wash hand basin. Close coupled toilet. Combination boiler. Fitted storage. Radiator.

REAR GARDEN

A fully enclosed rear garden with mature shrubbery surrounding. Patio areas with decorative rockeries. Corrugated steel storage shed with power and lighting. Timber fencing surrounding. Wrought iron gate to side aspect with potential to extend subject to the usual planning permission.

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.

