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## 38 Woodham Park, Barry CF62 8JF £220,000 Freehold

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

A modern versatile mid-link property sold with no onward chain and viewing is highly recommended. The property is conveniently placed off Colcot Road to the North of Barry in close proximity to schools, public transport, Barry Hospital, local shops and with easy access to link roads leading to Cardiff and M4 corridor.

Briefly comprising, entrance hallway, fitted kitchen to front, living room and extended further sitting room with spiral stairs rising to bedroom two. To the first floor, one bedrooms and a shower room. To the front parking facilities. To the rear, an enclosed garden with decking and shrubbery surrounding. Benefiting from UPVC double glazing and gas central heating via combination boiler. An ideal first time buy or for an investor looking for a buy to let.



## FRONT

Space for parking and visitors parking. Pathway leading to a UPVC double glazed front door to entrance hallway.

## Hallway

Textured ceiling, plastered walls. Carpet flooring. Storage cupboard. Radiator. Archway opening to kitchen.

## Kitchen

9'4 x 7'6 (2.84m x 2.29m)

Textured ceiling, plastered walls, vinyl flooring, selection of base units and mounted units. Laminate work surface. Electric oven and electric hob. Space for fridge freezer, space washing machine. Stainless steel sink with mixer tap. UPVC double glazed window.

## Living Room

14'6 x 13'4 (4.42m x 4.06m)

Textured ceiling, plastered walls, fitted carpet flooring. Wall mounted radiator. Leading to sitting room. Fitted carpet stairs rising to the first floor.

## Sitting Room

14'2 x 13'1 (4.32m x 3.99m)

Plastered ceiling with inset spotlights. Wood flooring. Plastered walls. UPVC double glazed window to the rear elevation. Further UPVC double glazed window and door opening to side aspect storage area. Radiator. Spiral stairs rising to further bedroom.

## Bedroom Two

14'7 x 12'5 (4.45m x 3.78m)

Plastered ceiling with inset spotlights. Plastered walls. Wooden flooring. UPVC double glazed window overlooking the rear elevation.

## First Floor

### Landing

Textured ceiling, plastered walls, inset spotlights, radiator. Wooden door to bedroom and shower room.

### Bedroom 1

22'2 x 8'0 (6.76m x 2.44m)

Textured ceiling, inset spotlights, plastered walls. Exposed wood flooring. UPVC double glazed window overlooking the rear elevation. Radiator.

### Shower Room

9'9 x 5'1 (2.97m x 1.55m)

Textured ceiling, inset spotlights. attic hatch. Aqua panelling and ceramic tiles. Vinyl flooring. UPVC double glazed window. Vanity wash hand basin and toilet. Shower cubicle with mains operated shower over. Cupboard housing a combination boiler.

### Storage Area

Polycarbonate roof with wood flooring. UPVC double glazed door leading to the rear garden.

## REAR GARDEN

Level with fencing surrounding, decked patio area. Shrubbery.

## COUNCIL TAX

Council tax band B.

## 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

