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## 109 White Farm, Barry CF62 9EW £310,000 Freehold

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

A beautifully presented three bedroom family home, constructed by persimmon and placed near Port Road leading to Cardiff/M4. The property is close to all amenities. Ideally situated in a cul de sac position near purpose made paths leading to Merthyr Dyfan.

Briefly comprising, entrance hallway, w.c/cloakroom, living room and open plan kitchen/diner. To the first floor, three bedrooms - master en-suite and family bathroom. To the front, driveway providing ample parking and leading to a garage. To the rear, an enclosed rear garden landscaped with paved and decked patio areas. Benefiting from gas central heating and UPVC double glazing. Viewing is essential.



## FRONT

Block paving, stone chippings and mature shrubbery. Driveway for multiple vehicles. Access to garage with electric door. Composite front door opening to hallway.

## Hallway

15'0 x 6'8 (4.57m x 2.03m)

Smoothly plastered ceiling, plastered walls with feature paper wall. Tile effect laminate flooring. Fitted carpet stairs rising to the first floor. Under stairs storage cupboards with plumbing for washing machine. Doors to living room, kitchen and w.c.

## Living Room

18'11 x 9'10 (5.77m x 3.00m)

Plastered ceiling, plastered walls with feature papered walls. High gloss laminate flooring. UPVC double glazed window to the front elevation. UPVC double glazed French doors to the rear garden. Radiator.

## W.C./Cloakroom

6'5 x 3'10 (1.96m x 1.17m)

Plastered ceiling with extractor fan. Plastered walls and feature paper wall. Tile effect laminate flooring. UPVC double glazed window to the rear elevation. Close coupled toilet. Pedestal wash hand basin. Radiator.

## Kitchen/Dining Room

18'7 x 8'1 (5.66m x 2.46m)

Plastered ceiling with hanging pendant lighting. Feature tiled walls. Laminate flooring. UPVC double glazed window to the front elevation. UPVC French doors to the rear garden. Kitchen comprises of wall mounted units, one housing a combination boiler. Base units with work surfaces over. Stainless steel sink with mixer. Plumbing for dish washer. Space for fridge/freezer. Electric oven and gas hob over. Space for dining table.

## FIRST FLOOR

### Landing

11'0 x 6'5 (3.35m x 1.96m)

Plastered ceiling with attic hatch. Plastered walls and feature papered wall. Fitted carpet flooring. Wooden doors to bedrooms and bathroom. Wooden door to airing cupboard. UPVC double glazed window to the rear elevation. Radiator.

### Master Bedroom

15'11 x 10'2 (4.85m x 3.10m)

Plastered ceiling, plastered walls and feature papered wall. Fitted carpet flooring. Radiator. UPVC double glazed window to the rear elevation. Door to en-suite.

### En-Suite

8'8 x 4'7 (2.64m x 1.40m)

Plastered ceiling, plastered walls, vinyl flooring. UPVC double glazed window to the rear elevation. Pedestal wash hand basin with mixer tap over. Close coupled toilet. Shower cubicle with mains operated shower over. Shaver points. Extractor fan over. Radiator.

### Bedroom Two

9'8 x 8'4 (2.95m x 2.54m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the front. Radiator.

### Bedroom Three

8'7 x 8'2 (2.62m x 2.49m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear elevation. Radiator.

### Family Bathroom

7'10 x 6'3 (2.39m x 1.91m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window to the front elevation. Bath with twin taps, ceramic tiles surrounding. Pedestal wash hand basin. Close coupled toilet. Shaver points and extractor fan.

## REAR GARDEN

A fully enclosed and larger than average rear garden with decked patio areas, paving and raised flower beds surrounding. Timber and brick built walls. Outside electric sockets, lighting and tap. Bin storage. Gate to the side aspect.

## GARAGE

20'3 x 10'7 (6.17m x 3.23m)

Electric door opening, full power and lighting.

## 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

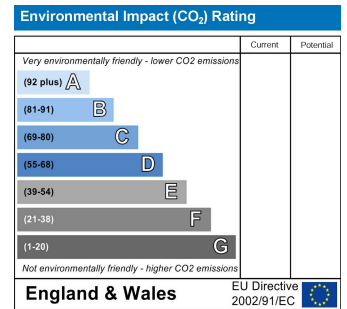
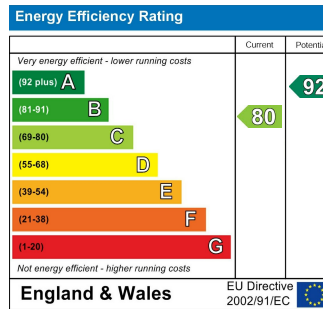
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

## 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.



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