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65 Heol Ty Draw, Barry CF62 5DT £240,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING

A well presented dwelling constructed by Taylor Wimpey. This three bedroom end of terraced property, placed in a popular location of Barry waterfront. Built offering NHBC guarantees.

The property offers close walks to nearby supermarkets, local amenities and Whitmore Bay beach. Viewing is essential to appreciate.

Briefly comprising:- To the front:- pathway leading to composite front door. To the ground floor:- entrance hallway, living room, Kitchen/dining area, w.c. cloakroom. To the first floor:- three bedrooms and family bathroom. To the:- rear, level enclosed garden with patio area, gated access to front.

Gas central heating via a combination boiler and UPVC double glazing throughout.

Agents Note. Annual management charge of approx. £130 per year.



FRONT

Driveway providing ample parking for two cars. Block paved pathway leading to a composite front door. Planted established shrubbery. Side access to rear.

Entrance Hallway

3'10 x 6'05 (1.17m x 1.96m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert to the front elevation. Revealed staircase rising to the first floor. Wooden door leading through to the living room.

Living Room

12'01 x 13'10 (3.68m x 4.22m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the entrance hallway. Further wooden door leading through to the kitchen / dining area.

Kitchen / Dining

9'06 x 15'07 (2.90m x 4.75m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed French doors leading out to an enclosed rear garden. UPVC double glazed window to the rear elevation. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Under cabinet lighting. Integrated four ring gas hob. Integrated fan assisted oven. Integrated cooker hood. Space for washing machine, space for fridge freezer. Stainless steel double sink. Wall mounted combination boiler. Ample room for dining furniture. Access to under stairs storage. Wooden door leading to W.C. cloakroom.

W.C. Cloakroom

3'04 x 6'00 (1.02m x 1.83m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Porcelain tiled splashbacks. Wooden door leading through to the kitchen / dining area.

FIRST FLOOR

First Floor Landing

4'09 x 9'08 (1.45m x 2.95m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading to the family bathroom. Revealed staircase rising from ground floor.

Bedroom One

9'10 x 11'02 (3.00m x 3.40m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in double wardrobes. Wooden door leading through to the en-suite shower room. Further wooden door leading out to the first floor landing.

En-Suite Shower room

5'07 x 5'09 (1.70m x 1.75m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Porcelain tiled splashback's. Double shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading through to the master bedroom.

Bedroom Two

8'07 x 10'11 (2.62m x 3.33m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in double wardrobes. Wooden door leading through to the first floor landing.

Bedroom Three

6'07 x 11'08 (2.01m x 3.56m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to rear elevation. Wooden door leading to the first floor landing.

Family Bathroom

5'07 x 6'08 (1.70m x 2.03m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splashback's. Pedestal wash hand basin. Close coupled toilet. Bath. Wooden door leading to the first floor landing.

REAR

Enclosed rear garden with side access to front. Paved patio area. Laid decorative chippings. Feather edged fencing surrounding. UPVC double glazed French doors leading to the kitchen / dining area.

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

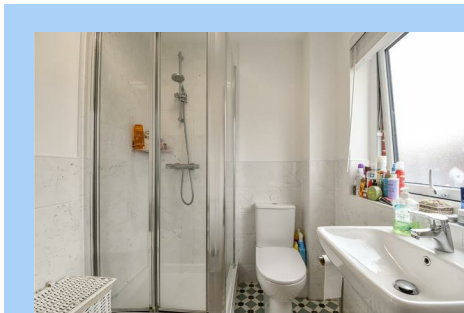
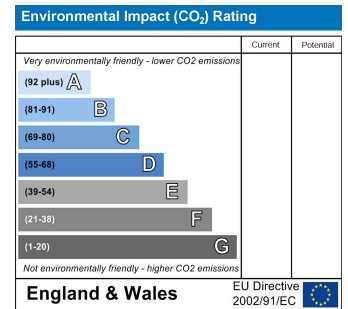
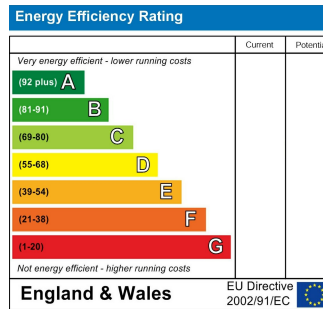
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.



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