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## 496, Gladstone Road, Barry CF63 1NL £270,000 Freehold

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

**\*\* NO FORWARDING CHAIN \*\*** A well presented three bedroom modern detached dwelling ideally placed in close proximity of shops, schools, public transport and the link road leading to Cardiff and the M4.

The property briefly comprises, entrance porch, living room, fitted kitchen / breakfast. To the first floor, three bedrooms and a family bathroom. Benefiting from gas central heating via a combination boiler.

To the front, an enclosed front garden with laid lawn and paved pathway with side access. To the rear, an enclosed courtyard garden with patio area, with established shrubbery. Steps ascending to an outbuilding providing ideal home office or business opportunities. Access.

Viewing highly recommended.



## FRONT

Enclosed front garden with laid lawn. Planted established shrubbery. Block paved pathway leading to a UPVC double glazed front door. Side access to rear.

## Entrance Porch

4'01 x 4'04 (1.24m x 1.32m)

Textured ceiling with coving. Smoothly plastered walls. Vinyl flooring. UPVC double glazed front door with obscured glass insert. Single pane wood framed window with obscured glass. Wooden door leading through to the living room.

## Living Room

15'01 x 16'03 (4.60m x 4.95m)

Textured ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wood framed window to the front elevation. Wooden door leading through to the kitchen / breakfast area. A further wooden door leading through to entrance porch. Access to under stairs storage. Fitted carpet staircase rising to the first floor.

## Kitchen / Breakfast

10'10 x 15'00 (3.30m x 4.57m)

Smoothly plastered ceiling with inset lights and coving. Smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashback's. Wall mounted radiator. Wood frame window to rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops and breakfast bar. Integrated four ring gas hob. Integrated Fan assisted oven. Space for washing machine, space for dishwasher, space for fridge / freezer. Stainless steel sink. Wall mounted combination boiler. UPVC double glazed patio door with obscured glass insert to the rear garden. Wooden door leading through to the living room.

## FIRST FLOOR

### First Floor Landing

5'08 x 15'00 (1.73m x 4.57m)

Smoothly plastered ceiling with loft access and coving. Smoothly plastered walls. Fitted carpet flooring. Wood framed obscured glass window to the side elevation. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two, and bedroom three. A further wooden door leading to the family bathroom.

### Bedroom One

8'10 x 10'11 (2.69m x 3.33m)

Smoothly plastered ceilings with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood framed window to the rear elevation. Wooden door leading through to the first floor landing.

### Bedroom Two

8'10 x 9'10 (2.69m x 3.00m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood framed window to the front elevation. Wooden door leading through to the first floor landing.

### Bedroom Three

5'09 x 9'10 (1.75m x 3.00m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood framed window to the front elevation. Wooden door leading through to the first floor landing.

### Family Bathroom

5'08 x 10'11 (1.73m x 3.33m)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. Wood framed obscured glass window to the rear. Vanity wash hand basin. Close coupled toilet. Bath. Porcelain tiled splashbacks. Wooden door leading through to the first floor landing.

## REAR

Enclosed rear courtyard garden. Block paved patio area. Stablished shrubbery. Feather edged fencing. Side access to front. Steps ascending to outbuilding. Access to storage.

## Outbuilding

15'11 x 16'11 (4.85m x 5.16m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Concrete flooring. Single pane wood framed obscured glass window to rear. UPVC double glazed door with obscured glass insert. Base units. Wood laminate worktops. Stainless steel sink. Space for washing machine. Wooden door leading to shower room containing, double shower cubicle. Electric shower and close coupled toilet.

## 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.

## 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.

