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7 Poplar Court, Barry CF62 9FT £187,500 Freehold

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

A two bedroom semi detached dwelling, recently refurbished by its present owner. Located to the east of Barry near all amenities and within easy access to the link road leading to Cardiff/M4.

The property briefly comprises, entrance hallway, fitted modern kitchen to front, living room with door opening to rear garden. To the first floor, two bedrooms and a bespoke family shower room.

To the front, a laid to lawn garden and off road parking. To the rear, an enclosed low maintenance landscaped rear garden with porcelain tiled patio and artificial grass. Side access.

The property benefits from electric storage heating, UPVC double glazing. An ideal first time buy or for an investor looking for a buy to let. Early viewing recommended.



FRONT

Access through a quite cul-de-sac of ten dwellings. Driveway for more than one vehicle. Laid to lawn with shrubbery. Access to the rear via wooden gate. UPVC double glazed front door to entrance porch.

Entrance Porch

UPVC double glazing surrounding. LVT wood effect flooring. Further UPVC door to hallway.

Hallway

Plastered ceiling with coving. Plastered walls. Wood effect LVT flooring. Storage cupboards. Doorway to kitchen. Wooden door to living room. Electric storage heater.

Kitchen

7'11" max x 7'7" max (2.41m max x 2.31m max)

Plastered ceiling with coving. Plastered walls with ceramic splash back metro style tiles. LVT wood effect flooring. UPVC double glazed windows to the front elevation. Kitchen comprises of wall mounted units and base units with handleless design. Worksurfaces over. Integrated electric oven and inset electric hob. Extractor fan over. Integrated dish washer. Space for fridge/freezer.

Living Room

16'0" max x 12'0" max (4.88m max x 3.66m max)

Plastered ceiling with coving. Plastered walls. LVT wood effect flooring. Electric storage heater. UPVC double glazed sliding patio doors opening to the rear garden. Fitted carpet stairs rising to the first floor.

FIRST FLOOR

Landing

Plastered ceiling with coving and attic hatch. Plastered walls. UPVC double glazed window to the side aspect. Fitted carpet flooring. Wooden doors to bedrooms and family shower room.

Master Bedroom

12'8" max x 8'7" max (3.86m max x 2.62m max)

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. Fitted wardrobes. UPVC double glazed window to the rear. Door housing a hot water tank. Electric storage heater.

Bedroom Two

7'0" max x 11'6" max (2.13m max x 3.51m max)

Plastered ceiling, coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the front elevation. Electric storage heater.

Shower Room

9'0" max x 4'11" max (2.74m max x 1.50m max)

Plastered ceiling with inset spotlights and extractor fan. Plastered walls with part tiles surrounding. LVT wood effect flooring. UPVC double glazed window to the front aspect. Large vanity wash hand basin with storage under. Vanity toilet. Double shower cubicle with glass shower screen and mains operated shower over. Towel rail heater. Shaver points.

REAR

A fully enclosed rear garden with timber feather edge fencing surrounding. Pathway leading to the front aspect via wooden gate.

Porcelain tiled patio area with steps descending to a level artificial grass lawn and space for garden shed.

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.

