



110 Merthyr Dyfan Road, Barry CF62 9TJ £200,000 Freehold

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

A well presented and recently renovated three bed roomed semi detached dwelling, offering spacious living. Placed at the end of Merthyr Dyfan Road overlooking a wooded area. Off road parking to the rear of the property via Tennyson Road. Briefly comprising, entrance porch, entrance hallway, through living / dining room, fitted kitchen, w.c. cloakroom. To the first floor, three bedrooms, and a family bathroom, To the front, path leading to front door, laid to lawn, access to side storage area. To the rear, tiered garden, patio area, hardstanding providing ample parking. Benefiting via UPVC double glazing and gas central heating via a combination boiler. Viewing Highly recommended.



FRONT

Enclosed front garden Steps ascending to a paved pathway and further steps to the entrance porch. Laid to lawn. Side access to storage area.

Porch

2'02 x 4'01 (0.66m x 1.24m)

Polycarbonate roof. UPVC double glazed windows to side elevations. Ceramic tiled flooring. UPVC double glazed front door with obscured glass insert. UPVC door with obscured glass insert leading through to entrance hallway.

Entrance Hallway

6'11 x 7'05 (2.11m x 2.26m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed front door with obscured glass insert leading to the entrance porch. Wooden door leading through to living / dining area. Further wooden door leading to W.C. cloakroom. Fitted carpet staircase rising to the first floor landing.

Living / Dining Room

12'01 x 19'05 (3.68m x 5.92m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. UPVC double glazed door with side windows to the rear garden. Through opening to the kitchen. Wooden door leading through to the entrance hallway.

Kitchen

7'11 x 8'11 (2.41m x 2.72m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to side and rear elevations. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Stainless steel sink. Space for fridge / freezer. Space for washing machine. Porcelain tiled splashback's. Through opening to the living / dining room.

W.C Cloakroom

3'10 x 7'00 (1.17m x 2.13m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin with this porcelain tiled splashback. Close coupled toilet. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

4'03 x 12'00 (1.30m x 3.66m)

Smoothly plastered ceiling with coving and loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Wooden doors leading to bedrooms one, two and bedroom three. Further wooden door leading to the main family bathroom. Fitted carpet staircase to the ground floor.

Bedroom One

10'01 x 11'00 (3.07m x 3.35m)

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

Bedroom Two

9'06 x 10'06 (2.90m x 3.20m)

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

Bedroom Three

6'06 x 9'00 (1.98m x 2.74m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to a housed wall mounted combination boiler. A further wooden door leading to the first floor landing.

Family Bathroom

5'05 x 8'01 (1.65m x 2.46m)

Smoothly plastered ceiling. Porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC

double glazed windows with obscured glass to side and rear elevations. Pedestal wash hand basin. Close coupled toilet. Bath with electric shower overhead. Wooden door leading through to the first floor landing.

REAR

An enclosed rear garden with off road parking option with hardstanding area. Access to outbuilding. Steps leading up to hardstand area. Small courtyard area with paved patio area. Established shrubbery. Access to side storage area. UPVC double glazed door leading to the living / dining room.

Outbuilding

6'03 x 11'11 (1.91m x 3.63m)

Brick built outbuilding with corrugated roof. UPVC double glazed window and doors.

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.

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.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



www.ninaestateagents.co.uk

