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21 Wye Close, Barry CF62 7TF £360,000 Freehold

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

A beautifully presented and extended three bedroom semi detached dwelling, placed in the ever popular 'Cwm Talwg' location to the West End of Barry and is well presented throughout. The property is ideally located close to shops, schools and public transport.

Briefly comprising, entrance hallway, cloakroom/w.c., open plan living/dining/kitchen with patio doors opening to rear garden. A rear lobby giving access to a sitting room and a office/bedroom with a further w.c. To the first floor, three bedrooms and a family bathroom. To the front, a driveway providing ample parking and low maintenance stone chippings. Side access. To the rear, enclosed rear garden with decked seating area, paving and laid to lawn.

The property benefits from UPVC double glazing, gas central heating, replacement bathroom suite and luxury vinyl flooring. Early viewing advised



FRONT

Driveway providing parking. Stone chippings. Side access to rear garden. Enter property via UPVC double glazed composite front door.

Entrance Hallway

Smoothly plastered ceiling. Smoothly plastered walls. Luxury vinyl floor tiles. Radiator. Doors opening to, living room, W/C and kitchen. Stairs rising to first floor. Bespoke shoe cupboard under stairs.

W.C/Cloakroom

5'5 x 2'6 (1.65m x 0.76m)

Textured ceiling. Coving. Smoothly plastered walls. Tiled flooring. Close coupled cistern W/C. Cloakroom wash hand basin. UPVC double glazed opaque glass window to the front.

Living/Dining/Kitchen

29'2 x 17'5 (8.89m x 5.31m)

Smoothly plastered ceiling with the plastered walls, solid wood flooring, UPVC double glazed window to the front elevation/ UPVC double glazed window and sliding patio doors overlooking the rear garden. Selection of pendant lighting and inset spotlights. Modern vertical radiator. Kitchen area comprises of a large central island with space for dining, storage under with butcher block work surface and plumbing for washing machine. A selection of wall units, base units, butcher block work services. Ceramic double sink with mixer tap. Inset induction hob, electric Neff oven and grill. Space for fridge freezer. Pantry storage cupboard. Glass panel door opening to inner lobby area.

INNER LOBBY

14'0 x 3'2 (4.27m x 0.97m)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Tiled flooring. Radiator. UPVC double glazed opaque glass doors opening to front and side. Doors opening to sitting room.

Sitting Room

13'10 x 8'11 (4.22m x 2.72m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window overlooking side of the property. Solid internal wooden door giving access into playroom.

Bedroom/Office

11'6 x 11'6 (3.51m x 3.51m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window overlooking side of the property. Solid internal wooden door giving access into downstairs toilet.

W.C

4'7 x 4'3 (1.40m x 1.30m)

Textured ceiling. Coving. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass window. Close coupled cistern W/C. Wash-hand basin. Radiator.

FIRST FLOOR

Landing

Smoothly plastered ceiling. Attic hatch. Smoothly plastered walls. Fitted carpet. Doors opening to bedrooms and family bathroom. Airing cupboard housing combination boiler.

Bedroom One

13'8 x 8'9 (4.17m x 2.67m)

Smoothly plastered ceilings. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to front.

Bedroom Two

11'0 x 10'6 (3.35m x 3.20m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. Fitted wardrobes. UPVC double glazed window to rear.

Bedroom Three

10'8 x 8'3 (3.25m x 2.51m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. UPVC double glazed window to front. Storage cupboard over the stairs.

Family Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Smoothly plastered ceiling. Tiled walls with aqua board to splash-back areas. Porcelain tiled flooring. Bath with mains pressure shower over. Concealed cistern W/C and wash hand basin. Chrome towel radiator. UPVC double glazed opaque glass window to the rear.

REAR GARDEN

Enclosed rear garden with patio area. Laid lawn. Raised steps with raised decking area for additional seating.

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.

PHOTOGRAPH DISCLAIMER

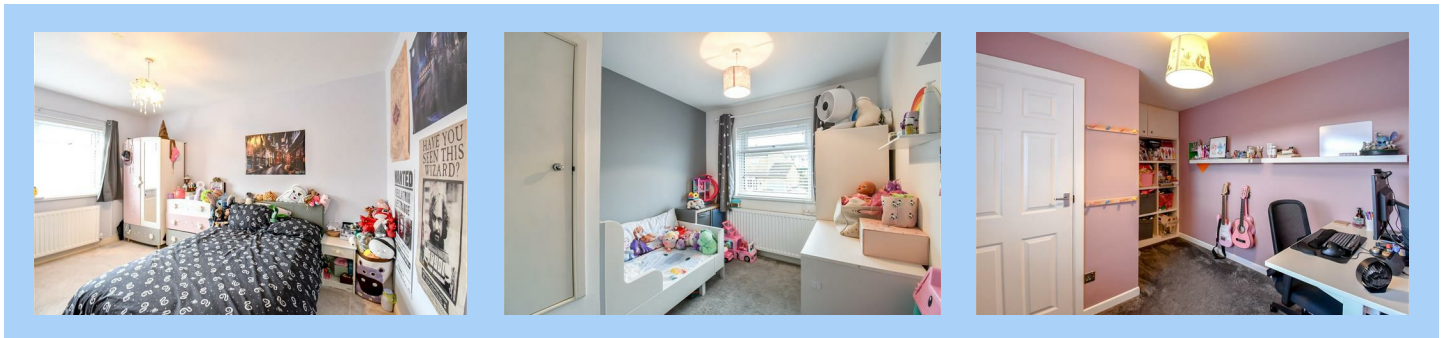
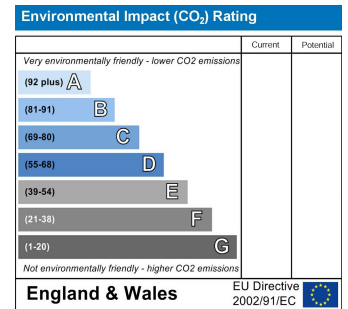
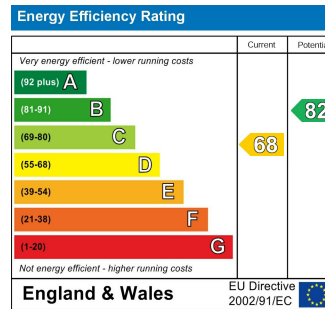
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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