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11 Goodwick Close, Barry CF62 9EF £225,000 Freehold

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

This charming three bedroom semi-detached property, strategically located near the convenient link road leading to Cardiff and the M4. Viewing this property is an absolute must to fully grasp its remarkable features.

Upon entering, you are greeted by a entrance hallway, beautifully designed living room and modern fitted kitchen with a central island creating dining space. Upstairs, you will find three bedrooms and a family shower room, which is tastefully designed.

The front of the property offers a spacious front garden, off road parking and garage with full power. Overlooking Merthyr Dyan fields offering tranquillity. The rear boasts a patio area complemented by a tiered lawn garden.

Benefitting from UPVC double glazing and efficient gas central heating via a combination boiler.



FRONT

A spacious plot with a laid to lawn garden, off road parking and garage with full power. Overlooking Merthyr Dyfan fields. Side access leading to the rear garden. Steps ascending to a UPVC front door.

Hallway

Textured ceiling, plastered walls, fitted carpet flooring. Stairs rising to the first floor. Double glass doors opening to living room. Radiator.

Living Room

13'2 x 12'0 (4.01m x 3.66m)

Plastered ceiling and walls, UPVC double glazed window. Fitted carpet flooring. Under stairs cupboard. Glass panel door opening to the kitchen area. Radiator.

Kitchen/Dining Area

15'8 x 11'1 (4.78m x 3.38m)

Plastered ceiling with inset spotlighting and hanging pendant lighting. Plastered walls. Laminate flooring. UPVC double glazed window to the side elevation, further French doors opening to the rear garden. Radiator. Kitchen is modern in shaker style with fully fitted wall units, base units and a spacious central island with further storage and space for dining. Fitted appliances, comprising of a fridge/freezer, dishwasher, microwave and electric oven. Inset four ring gas hob with extractor overhead. Space for washing machine. 1 1/2 sink with mixer tap over.

FIRST FLOOR

Landing

Plastered ceiling with attic access. Plastered walls, fitted carpet flooring and wooden doors to bedrooms and family shower room. UPVC double glazed window overlooking Merthyr Dyfan fields.

Master Bedroom

13'3 x 8'11 (4.04m x 2.72m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the front. Fitted wardrobes. Radiator.

Bedroom Two

9'8 x 9'0 (2.95m x 2.74m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear. Fitted cupboard housing a combination boiler. Radiator.

Bedroom Three

10'1 x 6'8 (3.07m x 2.03m)

Plastered ceiling, plastered walls, fitted carpet flooring. Fitted storage cupboard. UPVC double glazed window overlooking the front. Radiator.

Family Shower Room

6'2 x 6'1 (1.88m x 1.85m)

Plastered ceiling, plastered walls with Porcelain tile splash back areas. Porcelain tiles to flooring. UPVC double glazed window to the rear. Shower cubicle with power shower over. Close coupled toilet. Vanity wash hand basin. Radiator.

REAR GARDEN

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.

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

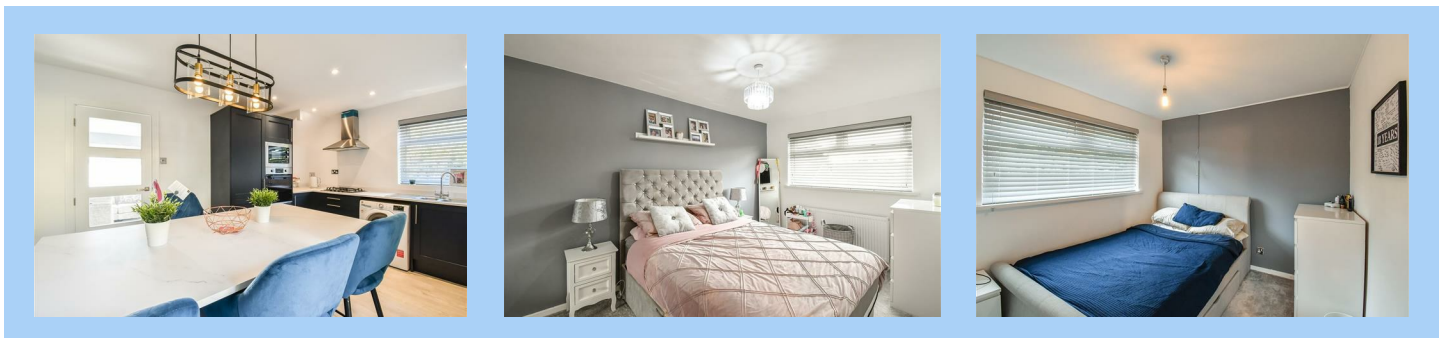
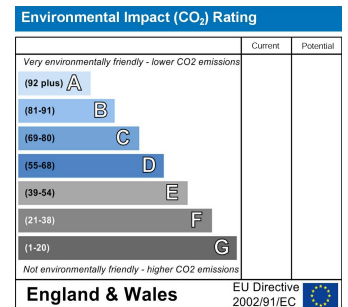
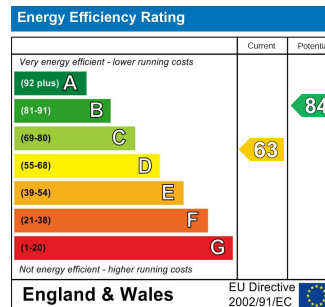
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TENURE

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.

AGENTS NOTE

IN ACCORDANCE WITH SECTION 21 OF THE ESTATE AGENTS ACT 1979, I HEREBY DECLARE THERE IS A PERSONAL INTEREST IN THE SALE OF THIS PROPERTY. A MEMBER OF STAFF OF THIS FIRM IS AN OWNER OF THE PROPERTY IN QUESTION.



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