



27 Portland Drive, Barry CF62 5AU £265,000 Freehold

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

Beautifully presented three bedroom, end of terraced home constructed by Persimmon and placed on the popular Quays Development near Barry Waterfront. Close to Barry Island leading to numerous beaches, coastal walks, Barry train station and Asda.

The property was constructed in approx. 2015 Briefly comprising, entrance hallway, W.C / Cloakroom, living room, Kitchen / dining room with UPVC double glazed French doors opening to the rear enclosed garden.

To the first floor, two double bedrooms, single bedroom and a family bathroom. To the front a low-maintenance garden. with two allocated parking bays. To the rear, a garden with patio area, laid to lawn, Laid decorative chippings and a further patio area to the end of the garden, gated side access.

The property benefits from UPVC double glazing throughout, gas central heating via combination boiler. Viewing essential to appreciate. Agents note: a maintenance charge attributed to the property is payable. Approx. £119 PA.



FRONT

Two allocated parking bays. Paved pathway. Laid slate chippings. Composite front door with obscured glass leading to the entrance hallway. Side access to rear.

Entrance Hallway

6'09 x 7'06 (2.06m x 2.29m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert. Wooden doors leading to living room, WC cloakroom. Fitted carpet staircase rising to the first floor.

Living Room

12'01 x 14'03 (3.68m x 4.34m)

Smoothly plastered ceiling, smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to entrance hallway. Access to under stairs storage. Further wooden door leading through to kitchen / dining area.

Kitchen / Dining Room

8'11 x 15'02 (2.72m x 4.62m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading out to rear garden. UPVC double glazed window to the rear elevation. A modern fitted kitchen comprising of wall and base units, wood laminate worktops. Integrated four ring gas hob, integrated oven. Integrated cooker hood. Space for washing machine, space for tumble dryer, space for fridge freezer. 1 1/2 bowl stainless steel sink. Wall mounted combination boiler. Wooden door leading through to the living room. Ample room for dining furniture.

W.C Cloakroom

3'00 x 5'06 (0.91m x 1.68m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the front elevation. Pedestal wash hand basin, close coupled toilet. Ceramic tiled splashbacks. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'01 x 9'05 (1.85m x 2.87m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedroom one two and bedroom three. A further wooden door leading through to family bathroom. Access to storage cupboard.

Bedroom One

9'04 x 15'03 (2.84m x 4.65m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading to built in storage. Further wooden door leading through to the first floor landing.

Bedroom Two

7'06 x 8'11 (2.29m x 2.72m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

Bedroom Three

6'00 x 7'06 (1.83m x 2.29m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

Family Bathroom

5'07 x 6'01 (1.70m x 1.85m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. Ceramic tiled splashback's. Vanity wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wooden door leading through to the first floor landing.

REAR

An enclosed rear garden with feather edged fencing surrounding. Paved patio area. Laid to lawn. Paved pathway leading to a further patio area. Laid decorative chippings. Side access to front. UPVC double glazed French doors leading to the kitchen / dining area.

COUNCIL TAX

Council tax band D

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.

