



7 Whitewell Road, Barry CF62 9TW £250,000 Freehold

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

This two bedroom detached bungalow in need of refurbishment is set on a spacious plot with potential to extend subject to the usual planning consent. The property is within close distance to supermarkets, schools and further amenities. Transport links are nearby with access to the link road providing routes to Cardiff/M4.

The property briefly comprises, entrance porch, hallway, bedrooms, family bathroom, open plan kitchen/dining room and kitchen. To the front elevation, a driveway with ample parking, laid to lawn front garden with mature shrubbery. To the rear garden, enclosed with brick walls, patio areas and laid to lawn with access to garage and rear lane access. Potential to extend subject to the usual planning consent. Benefitting from UPVC double glazing and gas central heating. Viewing is essential to appreciate.



FRONT

Driveway for multiple vehicles. Laid to lawn with mature shrubbery surrounding. Side access leading to the rear. UPVC double glazed door opening to entrance porch.

ENTRANCE PORCH

9'0 x 5'2 (2.74m x 1.57m)

Polycarbonate roof with UPVC double glazed windows surrounding. UPVC door opening to hallway.

HALLWAY

6'11 x 4'5 (2.11m x 1.35m)

Plastered ceiling with coving. Plastered walls. Doors to bedroom, family bathroom and living room. Radiator. Meter cupboards.

FAMILY BATHROOM

6'10 x 5'11 (2.08m x 1.80m)

Plastered ceiling, papered walls with ceramic tiles. Tiled flooring. UPVC obscured glass window to the rear garden. Bathroom comprises of bath with electric shower. Pedestal wash hand basin. Close coupled toilet. Vertical towel rail heater.

BEDROOM TWO

15'4 x 10'10 (4.67m x 3.30m)

Papered ceiling with coving, papered walls, UPVC double glazed bay fronted window. Radiator.

LIVING/DINING ROOM

24'2 x 12'10 (7.37m x 3.91m)

Papered ceiling with coving, papered walls, UPVC double glazed windows and patio door. Radiators. Door to bedroom and kitchen.

BEDROOM ONE

15'4 x 10'10 (4.67m x 3.30m)

Textured ceiling, coving, papered walls. UPVC double glazed bay fronted windows. Radiator. Fitted wardrobes.

KITCHEN

11'0 x 10'10 (3.35m x 3.30m)

Plastered ceiling, plastered walls with metro style splash back tiles. UPVC double glazed windows surrounding. Door opening to rear garden. Kitchen comprising of wall units, base units and work surfaces over. Space for all appliances. Plumbing for washing machine. Sink with mixer tap over.

REAR GARDEN

An enclosed rear garden with brick walls surrounding. Patio areas. Laid to lawn with established shrubbery. Door to garage workshop. Side access to the front. Space to extend subject to planning consent.

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

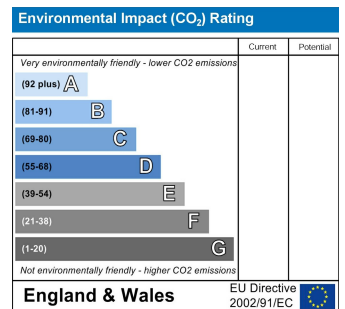
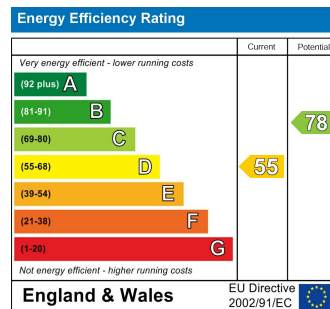
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PROCEEDS OF CRIME ACT 2002

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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