



## 18 Heol Ty Draw, Barry CF62 5DU £225,000 Freehold

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

Located in this charming area of Barry waterfront, this recently built home offers not only a modern living space but also easy access to nearby supermarkets, local amenities, Goodsheds development with its urban high street with an array of eateries, bars and boutique shops. A short walk from the stunning Whitmore Bay beach. Imagine taking leisurely strolls along the waterfront or enjoying picnics on the sandy beach just a stone's throw away from your doorstep with steps adjacent to the property leading to Barry Island. Viewing's are highly recommended.

Briefly comprising, entrance hallway, w.c/cloakroom, kitchen and living room. To the first floor., Landing, two double bedrooms and a family bathroom. Benefiting from UPVC double glazing and gas central heating. An enclosed rear garden and allocated parking space.



## FRONT

A enclosed front garden with wooden fencing surrounding. Stone chippings and paved pathway leading to entrance hallway. Allocated parking.

## HALLWAY

Composite door opening with double glazed panel. Plastered ceiling and walls with high gloss tiled flooring. Stairs rising to first floor with fitted runner and spindled balustrade. Door to living room, kitchen and w.c/cloakroom. Radiator.

## W.C/CLOAKROOM

Continuation of flooring. Plastered ceiling and walls. Close coupled toilet, pedestal wash hand basin. Radiator. Tiling to splash back areas. UPVC double glazed obscure window to front.

## KITCHEN

9'10 x 6'1 (3.00m x 1.85m)

Plastered ceiling and walls. UPVC double glazed window to the front. A range of base and eye level units with complementing work surfaces over. Inset one and a half sink with mixer tap over. Integrated electric oven and hob with extractor fan overhead. Space for washing machine and fridge/freezer. Wall mounted cupboard housing combination boiler. Metro style tiling to splash backs. High gloss tiled flooring.

## LIVING ROOM

13'1 x 12'4 (3.99m x 3.76m)

Plastered ceiling and walls. Wood effect herringbone vinyl flooring. Radiator. Built in storage cupboard. UPVC double glazed French doors opening to rear garden. Radiator.

## FIRST FLOOR

### LANDING

Plastered ceiling and walls. Fitted carpet flooring. Spindled balustrade, radiator. Loft access (partially boarded with pull down ladder). Doors to bedrooms and family bathroom.

### BEDROOM ONE

10'8 x 8'4 (3.25m x 2.54m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed windows to the front elevation. Panelled feature wall. Built in wardrobe and over stairs cupboard.

### BEDROOM TWO

13'2 x 6'9 (4.01m x 2.06m)

Plastered ceiling and walls. Fitted carpet flooring. Radiator. UPVC double glazed window to the rear.

## FAMILY BATHROOM

6'1 x 6'0 (1.85m x 1.83m)

Plastered ceiling and plastered walls. High gloss tiled flooring. A three piece suite briefly comprising of close coupled toilet, pedestal wash hand basin and a panelled bath with shower over. Partially tiled walls. Radiator. Shaver point.

## REAR GARDEN

Enclosed with timber fencing. Low maintenance with paved patio. Gate giving rear access. Raised flower beds. Garden shed to remain.

## 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

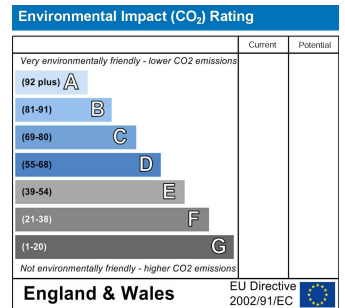
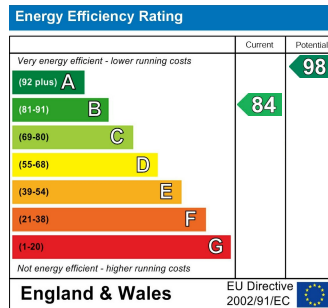
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## PROCEEDS OF CRIME ACT 2002

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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