



35 Ael-Y-Coed, Barry CF62 6LN Offers In The Region Of £390,000

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

An opportunity to acquire a spacious four bedroom detached family home, situated in the ever popular West End location of Barry. The property is in close proximity of shops, local amenities, schools and within easy access to Culverhouse Cross leading to the M4. Through the estate are purpose made paths leading directly to Porthkerry Country Park.

The property briefly comprises, entrance hallway, integral garage, living room, dining room, fitted kitchen, utility room and w.c/cloakroom. To the first floor, four bedrooms, master with en-suite and a family bathroom. To the front, tarmac driveway and lawn. To the rear, a level and enclosed garden with paved patio, artificial grass and stone chippings. Benefitting from gas central heating and UPVC double glazing.



FRONT

Lawn area, tarmac driveway with ample parking. UPVC double glazed front door opening to hallway. Up and over door to garage. Side access to the rear.

HALLWAY

Textured ceiling, coving and plastered walls. Fitted carpet flooring. Stairs rising to the first floor. Door to living room and kitchen. Integral door leading to garage. Understairs storage. Wall mounted radiator.

GARAGE

Full power and lighting. Up and over door.

LIVING ROOM

15'4 x 9'10 (4.67m x 3.00m)

Textured ceiling with coving and plastered walls. UPVC bay fronted windows. Radiators. Electric feature fireplace with timber surround. Wooden double doors opening to dining room.

DINING ROOM

10'0 x 8'11 (3.05m x 2.72m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC sliding patio doors to rear garden. Radiator. Door to kitchen.

KITCHEN

11'9 x 10'3 (3.58m x 3.12m)

Textured ceiling with coving. Plastered walls with ceramic tiles. Herringbone style vinyl flooring. UPVC double glazed window. Kitchen comprises of eye level units, base units, worksurfaces over. Sink with mixer tap. Integrated electric oven, integrated gas hob with extractor fan over. Plumbing for dish washer. Space for fridge/freezer. Door to utility room.

UTILITY ROOM

6'10 x 5'2 (2.08m x 1.57m)

Textured ceiling with coving. Plastered walls. Eye level units, base units with worksurfaces. Sink with mixer tap. Plumbing for washing machine and space for tumble dryer. Door to w.c./cloakroom. Door opening to the rear garden. Radiator. Wall mounted combination boiler.

W.C./CLOAKROOM

5'1 x 3'4 (1.55m x 1.02m)

Textured ceiling. Plastered walls. Vinyl flooring. UPVC double glazed opaque window to the side elevation. Close coupled toilet. Wash hand basin. Radiator.

FIRST FLOOR

LANDING

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Doors to bedrooms and family bathroom. Attic hatch. Airing cupboard with wall mounted radiator.

MASTER BEDROOM

13'4 x 10'4 (4.06m x 3.15m)

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. Fitted wardrobes. UPVC double glazed window to the front. Door to en-suite. Radiator.

EN-SUITE

6'8 x 5'5 (2.03m x 1.65m)

Textured ceiling with extractor fan. Tiled walls. Tiled flooring. Walk-in shower cubicle with mains operated shower over. Glass shower screen. Pedestal wash hand basin. Close coupled toilet. UPVC double glazed window. Shaver points. Towel rail heater.

BEDROOM TWO

12'5 x 7'10 (3.78m x 2.39m)

Textured ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM THREE

10'4 x 7'11 (3.15m x 2.41m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window.

BEDROOM FOUR

8'10 x 8'8 (2.69m x 2.64m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the front. Radiator.

FAMILY BATHROOM

10'4 x 7'11 (3.15m x 2.41m)

Textured ceiling. Tiled walls. Vinyl flooring. UPVC opaque glass window to the side elevation. Close coupled toilet. Pedestal wash hand basin. Bath with twins taps and shower over. Towel rail heater. Extractor fan.

REAR GARDEN

Enclosed with timber fencing. Level with paved patio. Artificial grass and stone chippings. Space for garden shed. Side access via wooden gate to the front. Outside lighting and outside tap.

COUNCIL TAX

Council tax band

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

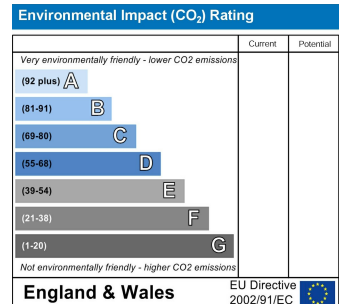
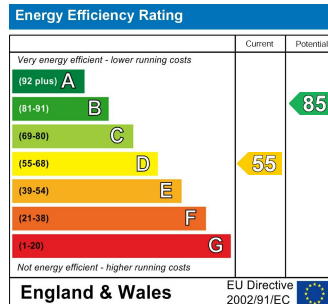
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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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