



7 Myrtle Grove, Barry CF63 2LR £205,000 Freehold

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

A much loved semi detached family home, situated in a quite cul-de-sac position. The property has potential to extend subject to the usual planning consent. In close distant to convenient stores, local schools and public transport with links across the Vale and Cardiff. Perfect for commuters with easy access to the M4. Viewing is highly advised.

Briefly comprising, entrance hallway with access to the living room and open plan kitchen/dining room. Doors to the rear garden. To the first floor, three bedrooms and a family shower room. To the front, a driveway and garage. Front lawn with mature shrubbery. To the rear garden, a spacious and level rear garden with potential to extend subject to the usual planning consent. Storage outhouse and established shrubbery surrounding. Gas central heating and UPVC double glazing throughout.



FRONT

Driveway providing ample parking. Front lawn with mature shrubbery. Brick built walls and timber fencing surrounding. Wrought iron gate leading to the rear aspect. Garage with electric door opening. Steps rising to a UPVC opaque glass front door.

Entrance Hallway

11'8 x 6'2 (3.56m x 1.88m)

Plastered ceiling. Papered walls. Fitted carpet flooring. Under stairs storage cupboards. Stairs rising to the first floor landing. Electric meters. Doors to living room and kitchen. Radiator.

Living Room

13'7 x 11'8 (4.14m x 3.56m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator. Feature fireplace with electric fire in situ.

Kitchen/Dining Room

19'9 x 8'7 (6.02m x 2.62m)

Textured ceiling, plastered walls. Tiled flooring. UPVC double glazed window to the side aspect and further UPVC French doors opening to the rear aspect. Kitchen comprises of eye level units, base units and work surfaces over. Integrated electric oven, integrated gas hob with extractor fan over. 1 1/2 sink with mixer tap over. Plumbing for washing machine. Space for dining table. Radiator.

FIRST FLOOR

Landing

Plastered ceiling with loft access. Papered walls. Fitted carpet flooring. Wooden doors to bedrooms and shower room.

Bedroom One

13'9 x 11'3 (4.19m x 3.43m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Fitted wardrobes. Radiator.

Bedroom Two

13'9 x 11'3 (4.19m x 3.43m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Radiator. Fitted wardrobes.

Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Papered ceiling, papered walls, fitted carpet flooring. Fitted wardrobes. UPVC double glazed window overlooking the front aspect. Radiator.

Family Shower Room

7'6 x 5'5 (2.29m x 1.65m)

Textured ceiling, tiled walls, fitted carpet flooring. UPVC opaque glass windows overlooking the rear aspect. Close coupled toilet. Pedestal wash hand basin with twin taps. Shower cubicle with glass shower screen and electric shower over. Radiator.

REAR GARDEN

A fully enclosed and private rear garden with timber fencing surrounding. Paved patio with space for garden furniture. Level laid to lawn with established shrubbery. Brick built outhouse. Door to garage. Outside lighting and tap.

COUNCIL TAX

Council tax band B.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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