



7, St. Fagans Avenue, Barry CF62 8BS £210,000 Freehold

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

A well presented semi detached property. An ideal purchase for first time buyers. Placed close to Barry Town Centre, all major bus routes and has good access to main road links out of Barry.

The property briefly comprises entrance hallway, living room, conservatory, Fitted kitchen with an additional conservatory. To the first floor, two double bedrooms and a family bathroom.

To the front, double gates leading to the driveway provide parking and side access to the rear. Front Garden planted with shrubs and laid to lawn and laid decorative chippings. To the rear an enclosed garden with raised decked area providing ample room for garden furniture. Laid to lawn, and planted established shrubbery. The garden also benefits from an outbuilding providing ample room for storage or a development opportunity into a home office, the outbuilding has power and lighting.

The property is Benefiting from gas central heating via a combination boiler and UPVC double glazed throughout.

Viewing essential.



FRONT

Enclosed front garden, wrought iron gates leading to paved pathway and drive. Laid to lawn. Planted established shrubbery. Side access to rear.

Entrance Hallway

6'07 x 10'04 (2.01m x 3.15m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Through opening to kitchen. Wood frame door with glass insert door leading to the living room.

Living Room

10'11 x 12'09 (3.33m x 3.89m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. French doors leading through to a conservatory. Feature Gas Fire. Wood framed door with glass insert leading to the entrance hallway.

Conservatory

6'06 x 11'05 (1.98m x 3.48m)

Polycarbonate roof, UPVC double glazed windows and door. Vinyl flooring. Wood tongue and groove panelling. Power and lighting. French doors leading to the living room.

Kitchen

6'05 x 13'08 (1.96m x 4.17m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Ceramic tiled splash backs. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising a wall and base units, two wall glazed units. Wood laminate worktops. Stainless steel sink. Space for range cooker. Stainless steel cooker hood. Space for washing machine. Space for tumble dryer or dishwasher. Area for fridge freezer/ storage.

Conservatory

7'09 x 9'10 (2.36m x 3.00m)

Polycarbonate roof, UPVC double glazed windows and doors. Vinyl flooring. UPVC double glazed door leading to the rear garden. Wood panelled door with obscured glass insert leading to the kitchen. Power and Lighting.

FIRST FLOOR

First Floor Landing

6'01 x 6'02 (1.85m x 1.88m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the front elevation. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

10'11 x 12'10 (3.33m x 3.91m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front and rear elevations. Wood panelled door leading through to the first floor landing.

Bedroom Two

7'02 x 13'02 (2.18m x 4.01m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

Bathroom

6'02 x 6'03 (1.88m x 1.91m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled splash backs and flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Bath with thermostatic controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden with side access to the front. Paved pathway, raised decked area providing ample room for garden furniture. Planted shrubbery, laid to lawn. Access to storage building with power and lighting. Further area to the side for storage. Side gated access to drive. UPVC double glazed patio doors leading from garden to both conservatory's.

STORAGE BUILDING

8'05 x 11'03 (2.57m x 3.43m)

Power & Lighting. Aluminium door with obscured glass to the garden.

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

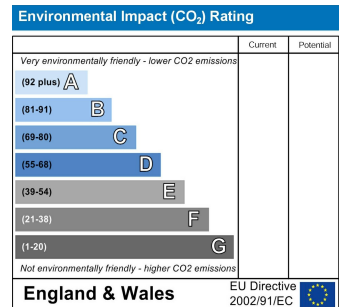
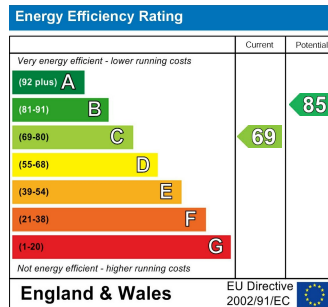
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PROCEEDS OF CRIME ACT 2002

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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