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## 14 Cwrt Edward, Barry CF62 5AS £292,500 Freehold

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

A modern detached dwelling located at the waterfront area of Barry. It is conveniently located near local shops and public transport links, providing easy access to all necessities.

The dwelling provides an ideal home with no chain. To the ground floor, living room, fitted kitchen/ dining area. W.C Cloakroom. To the first floor, three bedrooms and a family bathroom. To the rear and enclosed rear garden with laid to lawn, planted established shrubbery. Raised decked terrace providing ample room for garden furniture. Offering a detached garage and driveway.

The property features a driveway with parking space for multiple vehicles, ensuring convenience for you and your guests. this house provides ample space for relaxation and privacy.

UPVC double glazing and gas central heating throughout. Viewing is essential to appreciate.



## FRONT

Tarmac drive leading to a garage. Laid decorative chippings. Composite glazed front door to the entrance hallway. Side access to rear.

## Entrance hallway

5'04 x 10'04 (1.63m x 3.15m)

Textured ceiling with coving smoothly plastered walls would laminate flooring, wall mounted radiator fitted carpet staircase rising to 1st floor panel door leading to a WC cloakroom further wood panelled door leading through to living room.

## W/C Cloakroom

5'02 x 2'10 (1.57m x 0.86m)

Textured ceiling with coving smoothly plastered walls slate tiled flooring with stands UPVC double glazed window to front with obscured glass insert vanity wash hand basin, vanity, toilet, panelled door leading through to entrance hallway wall mounted radiator measurement confirmation

## Living Room

15'02 x 14'08 (4.62m x 4.47m)

Smoothly plastered ceiling with inset lights and coving smoothly plastered walls would laminate flooring, wall mounted radiator UPVC double glazed window to front elevation and papered walls panel door leading through to wood panelled door leading through to kitchen breakfast room.

## Kitchen/ Dining Room

10'10 x 14'08 (3.30m x 4.47m)

Textured ceiling with coving smoothly plastered walls slate tiled flooring. Wall mounted radiator. UPVC double glazed window to rear elevation UPVC double glazed French doors leading out to raised decked terrace area and garden. A fitted kitchen, comprising of wall and base units, ceramic tiled splashback's. Wood laminate worktops. Composite sink. Integrated five ring gas hob. Integrated oven. Stainless steel cooker hood. Space for fridge / freezer. Space for washing machine. Ample room for dining room furniture.

## Landing

6'01 x 10'06 (1.85m x 3.20m)

Textured ceiling with loft access. Smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to bedrooms one two and bedroom three. A further wood panelled door leading to the family bathroom. Airing cupboard and storage.

## Bedroom One

12'02 x 8'00 (3.71m x 2.44m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in Double Wardrobes

## Bedroom Two

11'00 x 8'05 (3.35m x 2.57m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation.

## Bedroom Three

9'01 x 6'06 (2.77m x 1.98m)

Textured ceiling with coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to rear elevation.

## Bathroom

5'06 x 5'11 (1.68m x 1.80m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls - part porcelain tiled. Laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wood panelled door leading through to the first floor landing.

## Garage

16'2 x 8'04 (4.93m x 2.54m)

Enclosed garage with up and over garage door leading from drive. Power and lighting. Access to storage to the ceiling. Wooden door leading through to garden.

## Rear

An enclosed rear garden with raised decked terraced area providing ample room for garden furniture. Steps ascend to a laid lawn with planted established shrubbery. Feather edged fencing surrounding. Side access to front. Access to garage. UPVC double glazed French doors leading to the kitchen / breakfast.

## 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

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.

