



## 11 Clive Road, Barry CF62 5XA £250,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

A well presented mid terraced dwelling with fabulous views over Barry Waterfront and situated in walking distance to shops, schools, local beaches and Barry Island train station with regular services to Cardiff. Briefly comprising, entrance hallway, living room to front with Waterfront views, dining room opening into fitted kitchen and a bath room. To the first floor, three bedrooms with a continuation of views. To the front a raised fore courted area. To the rear, an enclosed patio area with a rockery and flowerbeds. Gated access to rear lane. Benefiting from gas central heating via a combination boiler, UPVC double glazing throughout.



## FRONT

Fore courted mid terrace dwelling with decorative single and shrubbery. Steps leading to UPVC double glazed front door and skylight window into storm porch.

## Entrance Porch

Plastered ceiling with traditional coving, plastered walls and traditional tiles. Quarry tile flooring. UPVC double glazed obscured glass door into entrance hallway.

## Hallway

Plastered ceiling with coving, traditional corbels, plastered walls. Quarry tiled flooring. Wall mounted radiator. Wooden doors leading to living and dining area. Exposed wooden staircase leading to 1st floor.

## Living Room

13'9 x 11'8 (4.19m x 3.56m)

Plastered ceiling with traditional coving and picture rails. Plastered walls. Exposed floorboard. Exposed brickwork fireplace and space for log burning stove, slate hearth. UPVC double glazed obscured glass windows overlooking the front with water views across Barry docks. Wall mounted radiator.

## Dining Room

12'3 x 11'11 (3.73m x 3.63m)

Plastered ceiling with ceiling rose, plastered walls. Original quarry tiles. Wall mounted radiator. UPVC double glazed door into lean-to.

## Lean-To

PVC polycarbonate roof, PVC cladding to walls. Original quarry tiled flooring. UPVC double glazed obscured glass door into rear garden.

## Kitchen

9'7 x 6'10 (2.92m x 2.08m)

Plastered ceiling with inset spotlights, plastered walls with ceramic splash back tiles. Ceramic tiled flooring. UPVC double glazed window to the side elevation. Fitted base units and wall mounted units, work surface over. Integrated electric oven and gas hob with extractor fan overhead. Space for washing machine. Space for fridge freezer. Stainless steel sink and drainer with mixer tap over. Wooden door to the family bathroom, wall mounted radiator.

## Family Bathroom

8'8 x 5'9 (2.64m x 1.75m)

Plastered ceiling and plastered walls, continuation of ceramic tile flooring. UPVC obscured glass window overlooking the rear garden. Pedestal wash hand basin. Close coupled toilet. Wall mounted double radiator. Bath with electric shower over and ceramic splash back tiles. Cupboard housing wall mounted combination boiler.

## FIRST FLOOR

### Landing

Plastered ceiling and plastered walls, exposed floorboards. Access to loft via wooden hatch. Doors to bedrooms.

### Master Bedroom

15'1 x 10'11 (4.60m x 3.33m)

Plastered ceiling, plastered walls, exposed floorboards. UPVC double glazed window overlooking the front with water views across Barry docks. Wall mounted radiator.

### Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

### Bedroom Three

9'10 x 7'4 (3.00m x 2.24m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the side elevation. Wall mounted radiator.

## REAR

Outhouses for storage. Enclosed Level garden with feature rockery and shingle. Raised patio area with flowerbeds and shrubbery. Wooden gate leading to lane access.

## 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

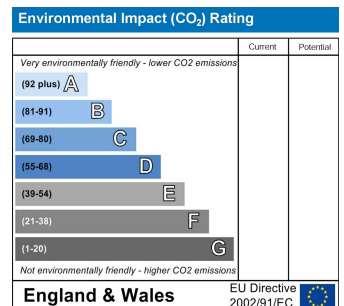
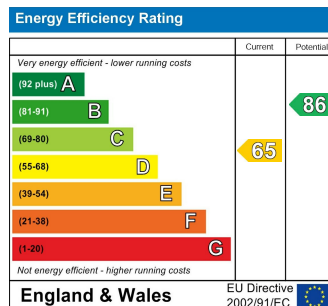
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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