



37 Heol Ty Draw, Barry CF62 5DT £230,000 Freehold

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

A well presented dwelling constructed by Taylor Wimpey. This two bedroom mid terraced property, placed in a popular location of Barry waterfront. Recently built offering NHBC guarantees. The property offers close walks to nearby supermarkets, local amenities and Whitmore Bay beach. Viewing is essential to appreciate. Briefly comprising:- To the front:- pathway leading to composite front door. To the ground floor:- entrance hallway, kitchen, living/dining area, w.c. cloakroom. To the first floor:- Two double bedrooms and family bathroom. To the:- rear, level enclosed garden with patio area and laid Astroturf. Gas central heating via a combination boiler and uPVC double glazing throughout.



FRONT

One car parking, pathway leading to composite obscure glass front door into entrance hallway.

Entrance Hallway

3'05 x 9'04 (1.04m x 2.84m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, wooden doors leading to living room, downstairs WC, fitted carpet staircase leading to first floor, entrance into kitchen. composite front door with obscured glass.

Kitchen

6'01 x 10'03 (1.85m x 3.12m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, upgraded high gloss modern fitted kitchen with base and wall units, integrated fridge freezer, integrated fan assisted oven and gas hob, integrated dishwasher. Integrated washing machine, wall mounted gas central heating via a combination boiler. UPVC double glazed window to front elevation.

W.C Cloakroom

2'11 x 5'03 (0.89m x 1.60m)

Smoothly plastered ceiling with vent, smoothly plastered walls, vinyl flooring, wall mounted radiator, UPVC double glazed obscured glass window to front elevation, pedestal wash hand basin with splash back tiles, close coupled toilet.

Living Room

12'03 x 13'01 (3.73m x 3.99m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed patio doors leading out into garden, wooden door leading to under stairs storage with electric power. Wooden door leading into entrance hallway.

FIRST FLOOR

6'07 x 6'08 (2.01m x 2.03m)

Smoothly plastered ceiling with loft access, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, wooden doors leading to master bedroom, family bathroom and bedroom two.

Master Bedroom

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

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed windows to front of property, built in storage.

Family Bathroom

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

Smoothly plastered ceiling with vent, smoothly plastered walls, Vinyl flooring, ceramic splash back tiles, pedestal wash hand basin, close coupled toilet, bath with overhead power shower, wall mounted radiator.

Bedroom Two

7'03 x 13'01 (2.21m x 3.99m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed windows to rear elevation.

REAR

Enclosed rear garden with fencing surround, established shrubbery, laid Astroturf lawn, large patio, pathway leading to rear access gate.

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

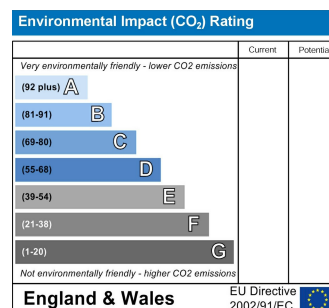
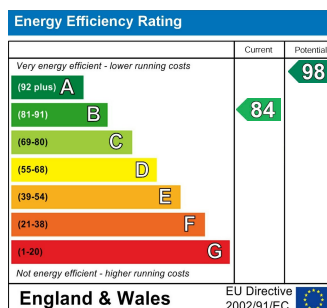
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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