



14 Lon Y Rheilffordd, Barry CF62 5BP £290,000 Freehold

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

A well presented end of terrace dwelling, constructed via Barratt Homes. This versatile three bedroom townhouse placed in a popular location offering views over the lawned area. Ideally located offering walks to Barry Island beach, Good sheds, train stations as well as the supermarkets and local amenities.

Viewing is essential to appreciate. Briefly comprising:- To the ground floor:- entrance hallway, kitchen/diner, study and w.c. To the first floor:- Bedroom/lounge and master bedroom with en-suite. To the 2nd floor:- Two further bedrooms and family bathroom. To the front:- allocated parking bays with side access to the rear. To the rear:- a south facing enclosed garden with patio area and decking. **VIEWING IS ESSENTIAL.**

Agents Notes - Annual service charge approx. £150.00 - this covers the maintenance of the communal gardens and park.



FRONT

Two parking bays allocated to the front, paved pathway with slate chippings. Side aspect leading to a wooden gate opening to the rear garden. Composite front door opening to the entrance hallway.

ENTRANCE HALLWAY

14'7 x 4'5 (4.45m x 1.35m)

Plastered ceiling, plastered walls, ceramic wood effect tiled flooring throughout. Storage cupboard housing a wall mounted boiler and consumer unit. Door to study, w.c and living room/kitchen. Radiator. Fitted carpet stairs rising to the first floor landing.

STUDY

9'3 x 6'1 (2.82m x 1.85m)

Plastered ceiling, plastered walls, UPVC double glazed window to the front aspect. Laminate flooring. Radiator.

W.C/CLOAK ROOM

5'5 x 2'11 (1.65m x 0.89m)

Plastered ceiling, plastered walls, tiled flooring. Pedestal wash hand basin and mixer tap. Close coupled toilet. Radiator.

LIVING ROOM/KITCHEN

23'9 x 12'10 (7.24m x 3.91m)

Plastered ceiling with inset spotlighting and pendant lighting. Plastered walls with tiled flooring. UPVC double glazed French doors with side panelling windows overlooking the rear garden. Space for large furniture. Understairs storage cupboard. Kitchen comprising of wall units, base units with marble work surfaces. Inset composite sink with mixer tap over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Fitted electric oven, electric hob with extractor fan above.

FIRST FLOOR

LANDING

Plastered ceiling, plastered walls, fitted carpet flooring. Wooden doors to master bedroom and further bedroom/living space. Stairs rising to the second floor.

BEDROOM/LIVING ROOM

12'10 x 11'8 (3.91m x 3.56m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows to the rear aspect. Radiator.

MASTER BEDROOM

12'11 x 10'1 (3.94m x 3.07m)

Plastered ceiling, plastered walls, fitted carpet flooring. Radiator. UPVC double glazed windows overlooking the front aspect. Door to en-suite.

EN-SUITE

7'7 x 5'10 (23.65m x 1.78m)

Plastered ceiling, plastered walls with tiled splash back areas. Ceramic tiled flooring. UPVC opaque glass window to the side aspect. Close coupled toilet. Pedestal wash hand basin with mixer tap. Shower cubicle with mains operated shower over. Shaver points. Radiator. Extractor fan.

SECOND FLOOR

LANDING

Plastered ceiling, plastered walls, fitted carpet flooring. Doors to bedrooms and family bathroom. Loft access.

BEDROOM TWO

13'0 x 10'8 (3.96m x 3.25m)

Plastered ceiling, plastered walls. Fitted carpet flooring. Velux window overlooking the rear aspect. Fitted storage units and wardrobe. Airing cupboard housing hot water tank. Radiator.

BEDROOM THREE

12'9 x 8'8 (3.89m x 2.64m)

Plastered ceiling, plastered walls. Fitted carpet flooring. UPVC double glazed window and Velux window overlooking the front aspect. Fitted storage units. Radiator.

FAMILY BATHROOM

6'5 x 6'4 (1.96m x 1.93m)

Plastered ceiling and plastered walls with tiled splash back areas. Ceramic tiled flooring. UPVC double glazed window to the side aspect. Close coupled toilet. Pedestal wash hand basin with mixer tap over. Bath with electric shower over. Extractor fan.

REAR GARDEN

Enclosed rear garden with timber fencing surrounding. Paved patio with a raised decked area. Outside lighting and electric socket. Outside water tap. Gate leading to side access.

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

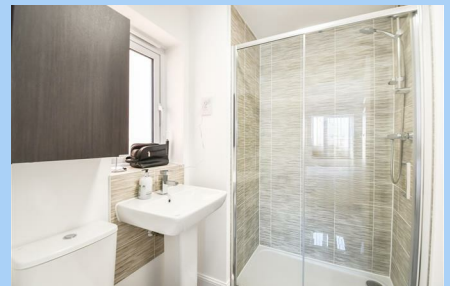
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TENURE

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



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