



## 2 Spires Walk, Barry CF63 1FJ £255,000 Freehold

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

A detached two bedroom bungalow constructed approx. 40 years ago, placed in a cul de sac position near the link road leading to Cardiff/M4. Offered with no forward chain. The property is close to local amenities and public transport.

Briefly comprising, entrance hallway, w.c/cloakroom living room, two bedrooms, family shower room, fitted kitchen and conservatory To the front a established frontage with mature shrubbery, laid to lawn and detached single garage with off road parking. Paved pathway leading to the front door and side aspect. The the rear, a low maintenance enclosed paved garden. Benefiting from gas central heating and UPVC double glazing throughout. Viewing is essential to appreciate.





## FRONT

A spacious frontage with laid to lawn, mature shrubbery and paved pathways leading to a composite front door opening to hallway. Off road parking and detached garage.

## GARAGE

Up and over door. Electric and lighting throughout. UPVC door opening to the rear garden.

## W.C/CLOAKROOM

Plastered ceiling, plastered walls, vinyl flooring and UPVC opaque glass window to the side aspect. Close coupled toilet. Wall mounted wash hand basin. Radiator.

## ENTRANCE HALLWAY

Plastered ceiling, plastered walls and fitted carpet flooring. Radiator. Wooden doors to all rooms. Airing cupboard housing hot water tank.

## LIVING ROOM

17'11 x 14'3 (5.46m x 4.34m)

Plastered ceiling, plastered walls, coving. UPVC double glazed bay window to the front aspect. Further UPVC double glazed window to the side aspect. Patio doors opening to conservatory.

## CONSERVATORY

11'5 x 5'1 (3.48m x 1.55m)

Poly-carbonate roof. UPVC double glazed windows surrounding. Doors opening to the rear garden.

## KITCHEN

8'8 x 7'0 (2.64m x 2.13m)

Plastered ceiling, plastered walls, vinyl flooring. UPVC double glazed door opening to the rear garden. Kitchen comprises of wall units, base units, laminate work surfaces. Stainless steel sink with mixer tap. Space for electric cooker. Extractor fan over. Plumbing for washing machine and space for fridge/freezer.

## BEDROOM ONE

10'9 x 8'9 (3.28m x 2.67m)

Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window to the front. Fitted wardrobes. Radiator.

## BEDROOM TWO

12'1 x 8'11 (3.68m x 2.72m)

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

## FAMILY BATHROOM

7'10 x 5'4 (2.39m x 1.63m)

Aqua panelling to ceiling and walls. Vinyl flooring. Vanity wash hand basin and toilet. Shower cubicle with electric shower over. Towel rail heater.

## REAR GARDEN

Paved patio areas enclosed with timber fencing. Side aspect with door leading to the front aspect and detached single garage. Outside tap.

## COUNCIL TAX

Council tax band D.

## 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

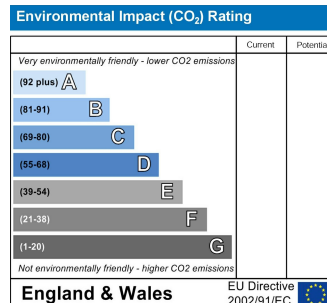
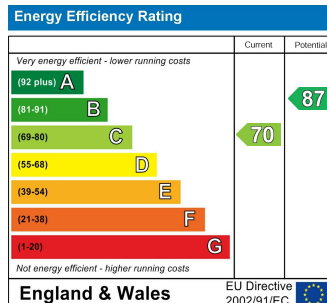
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## PROCEEDS OF CRIME ACT 2002

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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