



50 White Farm, Barry CF62 9EU £260,000 Freehold

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

An excellent opportunity to acquire a well presented semi-detached 2014 Persimmon constructed property at the White Farm Development to the north of Barry. Schools, shops and other amenities are all close by with the link road leading to Cardiff/M4 a few minutes drive.

Briefly comprising; entrance hallway, cloakroom/WC, living room and kitchen/diner with French doors. To the first floor; three bedrooms, with master en-suite and a family bathroom. To the front a driveway providing ample parking, side access and low maintenance garden. To the rear an enclosed garden with a raised patio area accessed via French doors from the kitchen, and to lower levels areas of laid lawn and decking. The property benefits from UPVC double glazing and gas central heating via combination boiler.



FRONT

A driveway for multiple vehicles, side access leading to the rear aspect. Composite double glazed front door opening to:-

HALLWAY

Plastered ceiling and walls, laminate flooring. Wooden doors opening to w.c/cloakroom and living room. Fitted carpet stairs rising to the first floor.

W.C/CLOAKROOM

5'7 x 4'0 (1.70m x 1.22m)

Plastered ceiling and plastered walls. UPVC double glazed window opening to the front. Close coupled toilet. Pedestal wash hand basin. Wall mounted radiator.

LIVING ROOM

14'9 x 12'2 (4.50m x 3.71m)

Plastered ceiling and plastered walls. Laminate flooring throughout. Under stairs storage cupboard. UPVC double glazed window to the front aspect. Feature electric fireplace. Wooden door opening to kitchen. Radiator.

KITCHEN

15'3 x 9'5 (4.65m x 2.87m)

Plastered ceiling and plastered walls. UPVC double glazed windows and French doors opening to the rear garden. Tiled flooring throughout. Space for dining suite. Radiator. Kitchen comprises of wall units, base units, laminate work surfaces. Wall mounted combination boiler. Stainless steel sink with mixer. Integrated appliances.

FIRST FLOOR

LANDING

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

BEDROOM ONE

11'7 x 10'9 (3.53m x 3.28m)

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

EN-SUITE

5'10 x 5'8 (1.78m x 1.73m)

Plastered ceiling with extractor fan. UPVC window to the front aspect. Radiator. Shower cubicle with shower over and splashback tiles. Wall mounted wash hand basin. Close coupled toilet.

BEDROOM TWO

9'11 x 8'7 (3.02m x 2.62m)

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

BEDROOM THREE

9'1 x 6'2 (2.77m x 1.88m)

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

FAMILY BATHROOM

6'5 x 5'6 (1.96m x 1.68m)

Plastered ceiling, plastered walls, splashback tiles surrounding. UPVC double glazed window. Bath with mixer tap. Close coupled toilet. Wash hand basin. Radiator. Extractor fan. Vinyl flooring.

REAR GARDEN

Enclosed rear garden with timber fencing. Raised decked patio with sloping laid to lawn area and decorative boarder. Garden shed. Outside lighting and 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

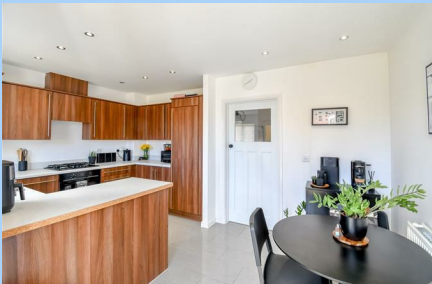
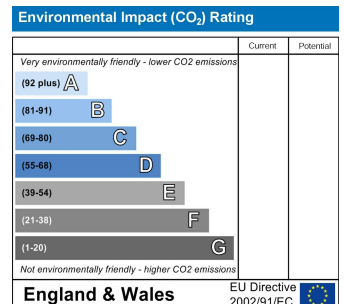
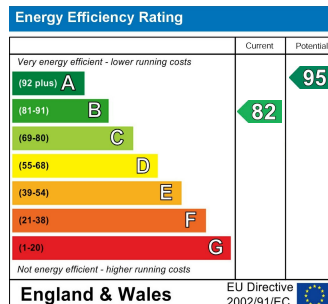
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

