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7 Nordale Rise, Barry CF63 2QN £140,000 Freehold

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

A ideal first time buy or investment property, offering no forward chain. Placed in very close proximity to the link road allowing easy access to Cardiff/M4.

The property briefly comprises, entrance hallway, living / dining room, fitted kitchen. To the first floor, two bedrooms and a family bathroom. To the front, a front garden with paved pathway and laid to lawn. To the rear, an enclosed garden with area laid to lawn planted with shrubs, patio area,

Benefiting from gas central heating and UPVC double glazing throughout.

Viewing essential.



FRONT

Front garden with paved pathway leading to a UPVC double glazed front door. Laid lawn. Drive way located further along.

Entrance Hallway

4'01 x 4'05 (1.24m x 1.35m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. UPVC double glazed front door with obscured glass insert. Wood panelled door leading through to living / dining room. Fitted carpet staircase rising to the first floor.

Living / Dining Room

11'09 x 17'01 (3.58m x 5.21m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the entrance hallway. Wood panelled door leading through to the kitchen / breakfast.

Kitchen / Breakfast

7'01 x 11'09 (2.16m x 3.58m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed door with obscured glass insert leading to rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for washing machine, space for gas or electric cooker, space for fridge freezer. Porcelain tiled splashback's. Wall mounted combination boiler. Wood panelled door leading through to the living / dining room.

FIRST FLOOR

First Floor Landing

2'10 x 5'11 (0.86m x 1.80m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

9'02 x 13'05 (2.79m x 4.09m)

Textured ceiling with coving, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in double wardrobe. Wood panelled door leading through to the first floor landing.

Bedroom Two

6'05 x 10'10 (1.96m x 3.30m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to built-in storage. Wood panelled door leading through to the first floor landing.

Family Bathroom

4'11 x 7'07 (1.50m x 2.31m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Porcelain tiled splashback's. Bath with electric shower overhead. Cistern toilet. Pedestal wash hand basin. Wooden door leading through to the first floor landing.

REAR

Enclosed rear garden. Paved patio area. Raised laid lawn and planted established shrubbery. Feather edged fencing surrounding. UPVC double glazed door leading to the kitchen / breakfast.

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.

PHOTOGRAPH DISCLAIMER

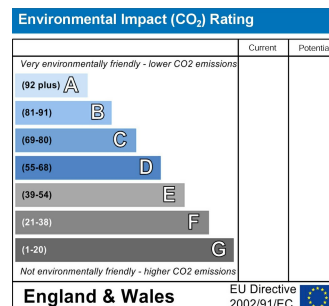
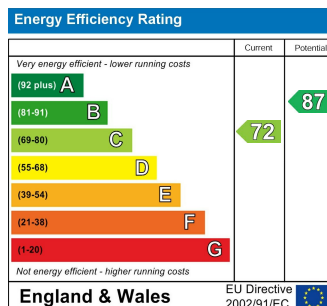
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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