



180 Railway Road, Barry CF62 3FG £220,000 Freehold

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

A well presented end of terraced house, located on Railway Road found on the popular Taylor Wimpey development of Golwg Y Mor in the lovely village of Rhoose, Barry. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With two double bedrooms, there's plenty of space for everyone to enjoy. Close proximity to Rhoose train station with links across the Vale and Cardiff. Convenient stores and local amenities within a short walk.

The property features a modern bathroom, ensuring convenience and comfort for all residents. Parking is a breeze with space for two vehicles, making coming home after a long day out a stress-free experience. The rear garden has been landscaped with a raised patio and artificial lawn.

Don't miss out on the opportunity to make this charming house your own.

Whether you're looking for a place to settle down or a new investment opportunity, this property has the potential to be the perfect fit for you. Viewing is essential to appreciate.



FRONT

Paved pathway leading to a composite front door. Laid decorative stones. Access to two allocated parking bays. Side access to rear.

Entrance Hallway

10'0 x 3'4 (3.05m x 1.02m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Wooden doors leading to living / dining room, W.C Cloakroom. Through opening to kitchen. Fitted carpet staircase to the first floor.

W.C Cloakroom

5'1 x 2'10 (1.55m x 0.86m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet.

Kitchen

9'9 x 6'1 (2.97m x 1.85m)

Smoothly plastered ceiling. Smoothly plastered walls. Tiled flooring. UPVC double glazed window to the front elevation. Modern fitted kitchen comprising of wall and base units. Composite worktops and upstands. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood and splash back. Undercounter lighting. Stainless steel 1/12 bowl sink. Space for washing machine. Space for fridge/freezer. Wall mounted combination boiler.

Living / Dining Room

13'3 x 12'11 (4.04m x 3.94m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed French doors leading to the rear garden. Access to understairs storage.

FIRST FLOOR

Landing

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

Bedroom One

12'10 x 7'1 (3.91m x 2.16m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in double wardrobe. Access to further storage.

Bedroom Two

10'11 x 8'4 (3.33m x 2.54m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation and views over the garden.

Family Bathroom

6'6 x 6'2 (1.98m x 1.88m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Ceramic tiled splashbacks. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet.

REAR

Enclosed rear garden with side access to front. Paved patio with stainless steel balustrade and glass inserts. Steps down to a landscape artificial lawn with space for bin storage. Feather edged fencing surrounding. Gate leading to side access.

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

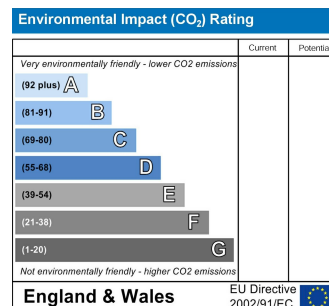
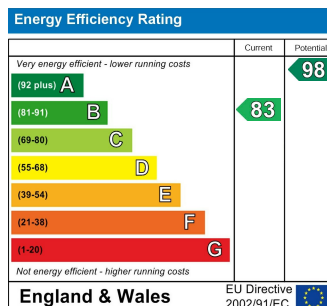
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PROCEEDS OF CRIME ACT 2002

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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