



10 St. Andrews Road, Barry CF62 8BR £245,000 Freehold

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

****NO ONWARD CHAIN****A semi detached property offering an amazing opportunity to possibly extend subject to the usual planning consent. Placed in a popular area offering easy access to shops, schools and all public transport. Within easy access to the link road leading to the M4.

The property briefly comprises, entrance porch, living room, modern fitted kitchen / dining room with French doors leading to the rear garden. To the first floor, two double bedrooms and a family bathroom with bath and floor standing shower cubicle.

To the front, a driveway providing ample parking, along with covered car port and side access to the rear, a front garden with laid lawn and planted established shrubbery. To the rear, a beautifully landscaped garden with planted established shrubbery surrounding, Laid to lawn and a terraced area providing ample room for outdoor entertaining, the garden also boasts a further area to the rear of the garden with laid decorative chippings and pergola.

Benefiting from gas central heating via a combination boiler and UPVC double glazing. The property also has recently had replacement roof works.

Viewing is highly recommend.



FRONT

Enclosed front garden with driveway providing ample parking and carport. Laid lawn. Planted established shrubbery. Paved pathway leading to a composite front door. Side access to the rear.

Entrance Porch

4'03 x 7'01 (1.30m x 2.16m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to the front and side elevations. Composite front door with obscured glass inserts. Wood framed door with glass insert leading through to the living room.

Living room

12'02 x 17'08 (3.71m x 5.38m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Solid oak with glass insert door leading through to the kitchen / dining. Fitted carpet staircase rising to the first floor. Electric fire with feature surround.

Kitchen / Dining Room

8'04 x 17'06 (2.54m x 5.33m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading to rear terrace and garden. A fitted kitchen comprising of base and wall units including glazed display units. Solid oak worktops. Double Belfast sink. Space for range cooker. Space for American fridge / freezer. Space for tumble dryer. Space for washing machine. Enclosed wall mounted combination boiler. Ample room for dining furniture.

FIRST FLOOR

First Floor Landing

2'07 x 9'02 (0.79m x 2.79m)

Smoothly plastered ceiling with loft access with a drop-down hatch and fixed ladder, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from the ground floor. Wood framed doors leading to bedrooms one, two, and the family bathroom.

Bedroom One

10'11 x 17'09 (3.33m x 5.41m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Access to storage. Wood panelled door leading through to the first floor landing.

Bedroom Two

8'02 x 9'07 (2.49m x 2.92m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door leading through to first floor landing.

Family Bathroom

6'07 x 9'01 (2.01m x 2.77m)

Smoothly plastered ceiling with inset lights, ceramic tiled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Bath. Corner double shower with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wood framed door leading through to the first floor landing.

REAR

A beautiful enclosed rear garden with side access to front. Paved terrace area with French door leading from the kitchen /dining. Planted established shrubbery surrounding. Feather edged fencing. Laid to lawn. A further enclosed rear garden with laid decorative sandstone chippings. Pergola and further planted established shrubbery.

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

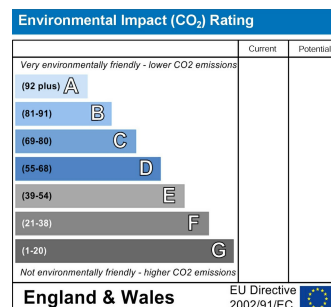
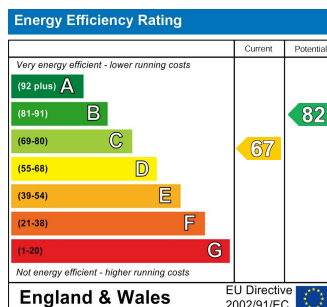
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

