



## 2 Bull Cliff Walk, Barry CF62 6UB Chain Free £364,950 Leasehold

4 BEDS | 1 BATH | 1 RECEPT | EPC RATING

This four bedroom semi detached family home, in the sought after garden suburb area of Barry. Within close proximity to Porthkerry Country Park. Just a stones throw away from the Knap gardens with, cafés, restaurants and a wide pebble beach overlooking Porthkerry Bay. The extensive sandy beaches at Barry Island, Jackson's Bay and the Old Harbour are only a mile away along the Wales Coastal Path.

The property briefly comprises of, entrance hallway, w.c/cloakroom, living room, dining room and kitchen. To the first floor, four bedrooms and family bathroom. To the front, spacious driveway, access to garage and side access leading to the rear. To the rear, enclosed garden with paved patio area and shrubbery.

AGENTS NOTE: NO ONWARD CHAIN. THE PROPERTY IS CURRENTLY LEASEHOLD WITH 52 YEARS REMAINING. FREEHOLD WILL BE PURCHASED UPON COMPLETION BY ITS PRESENT OWNERS.





## FRONT

Laid to lawn with mature shrubbery. Paved pathway with off-road parking for multiple vehicles. Access to garage via up and over door. Wrought iron gate leading to side access and leading to the rear garden. Steps ascending to a UPVC double glazed front door opening to the entrance porch/hallway.

## ENTRANCE HALLWAY

Entrance porch with textured ceiling with coving. Papered walls, fitted carpet flooring, UPVC double glazed windows. Opening to the entrance hallway, further textured ceiling with coving, papered walls and fitted carpet flooring. Under stairs storage cupboard. Wall mounted radiator. Stairs rising to the first floor, doors opening to cloakroom, living room and kitchen.

## W.C./CLOAKROOM

Plastered ceiling, porcelain tiled walls and flooring. Wash basin with mixer tap and storage under. W.C. Wall mounted radiator. UPVC double glazed obscured glass window to the side elevation.

## LIVING ROOM

14'0" x 12'7" (4.29m x 3.84m)

Textured ceiling with coving, plastered walls, fitted carpet flooring, wall mounted radiator. Feature fireplace with wooden surround and marble hearth. UPVC double glazed bay window overlooking the front elevation.

## DINING ROOM

12'2" x 10'9" (3.71m x 3.28m)

Textured ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window and door overlooking the rear elevation. Wooden glass panelled door opening to living room.

## KITCHEN

12'4" x 9'4" (3.78m x 2.87m)

Textured ceiling with coving, plastered walls and tiled splashback areas. UPVC double glazed door opening to the side elevation. UPVC double glazed window overlooking the rear garden. Kitchen comprises of wall units, base units and work surfaces over. Breakfast bar with space for dining. Space for fridge/freezer. Plumbing for washing machine. Integrated electric oven, gas hob with extractor fan overhead. Wall mounted boiler enclosed to cupboard. Stainless steel sink and mix tap. Wall mounted radiator.

## FIRST FLOOR

### LANDING

Textured ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window to the side aspect. Airing cupboard housing hot water tank and fitted shelving. Doors to bedrooms and family shower room.

### BEDROOM ONE

10'5" x 10'0" (3.20m x 3.05m)

Textured ceiling, coving, papered walls, fitted carpet flooring, fitted wardrobes, UPVC double glazed window overlooking the front elevation, wall mounted radiator.

### BEDROOM TWO

12'7" max x 10'4" max (3.86m max x 3.17m max)

Textured ceiling with coving, fitted wardrobes, plastered walls, fitted carpet flooring, UPVC double glazed window overlooking the rear garden, radiator.

### BEDROOM THREE

9'3" x 6'11" (2.84m x 2.11m)

Textured ceiling with coving, plastered walls, fitted carpet flooring, UPVC double glazed window, overlooking the rear elevation, fitted wardrobe, radiator.

### BEDROOM FOUR

9'10" x 6'9" (3.00m x 2.08m)

Textured ceiling with coving, papered walls, fitted carpet flooring, UPVC double glazed window overlooking the front elevation, radiator, fitted wardrobe.

## SHOWER ROOM

Textured ceiling with coving and extractor fan, tiled walls and flooring, close coupled toilet, pedestal wash hand basin with twin taps, shower cubicle with electric shower over and glass shower screen. UPVC double glazed window to the side elevation. Radiator.

## REAR GARDEN

Block paved garden with mature shrubbery. Timber fencing surrounding. Outside tap and lighting. Side aspect with door opening to garage.

## COUNCIL TAX

Council tax band

## 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 LEASEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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