



## 4 Guys Road, Barry CF63 3QA Chain Free £225,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

A fabulous opportunity to acquire this immaculately presented property. This three bedroom bay fronted dwelling is essential to view and is an ideal first time buy. Ideally located and placed in the 'Town Centre' location of Barry, within walking distance to shops and schools.

Briefly comprising, entrance porch, hallway, living room and dining room. Fitted kitchen and utility area. Moving upstairs you have three double bedrooms and a newly fitted family bathroom. Fitted decorative wood panelling and newly fitted carpet throughout. The front aspect is fore courted with traditional tiled pathway and wrought iron fencing adding character. To the rear garden, a fully enclosed garden with laid to lawn areas, raised flower beds and storage garage with full power and lighting.

Benefitting from gas central heating and UPVC double glazing throughout.



## FRONT

A fore court bay fronted dwelling with traditional tiled pathway, slate chippings to the forecourt and wrought iron fencing. UPVC double glazed opaque glass front door opening to the entrance porch.

## ENTRANCE PORCH

Plastered ceiling, coving plastered walls with ceramic splash back tiles. Tiled flooring. Door opening to the entrance hallway.

## ENTRANCE HALLWAY

21'3 x 5'11 (6.48m x 1.80m)

Plastered ceiling with coving, plastered ceiling with decorative wood panelling. Tiled flooring. Doors to living room, dining room and kitchen. Fitted carpet flooring with traditional wooden balustrade. Radiator.

## LIVING ROOM

15'4 x 12'2 (4.67m x 3.71m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed bay window to the front aspect. Radiator. Electric fireplace with marble hearth and wooden mantel.

## DINING ROOM

12'0 x 9'4 (3.66m x 2.84m)

Papered ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

## KITCHEN

11'5 x 10'11 (3.48m x 3.33m)

Plastered ceiling with inset spotlighting. Plastered walls with part tiles. Tiled flooring. UPVC double glazed window to the side aspect. Fully fitted kitchen with wall units and inset spotlights. Base units with laminate work surfaces. Composite sink with mixer tap. Space for gas range master cooker. Under counter fridge/freezer. Door to pantry storage under stairs. Door leading to utility area.

## UTILITY ROOM

11'3 x 4'9 (3.43m x 1.45m)

Plastered ceiling, plastered walls, wood effect vinyl flooring. UPVC double glazed window to the rear aspect. Wall mounted combination boiler enclosed to cupboard. Wall mounted radiator. Work surfaces with plumbing for washing machine and space for further appliances. UPVC double glazed door opening to the rear garden.

## FIRST FLOOR

## LANDING

Plastered ceiling with inset spotlighting, coving and loft access. Plastered walls. Fitted carpet flooring. Doors to bedrooms and family bathroom. Traditional wooden balustrade.

## BEDROOM ONE

15'7 x 12'5 (4.75m x 3.78m)

Papered ceiling with coving, papered walls, exposed wooden traditional floorboards. UPVC double glazed windows to the front aspect. Radiator.

## BEDROOM TWO

12'3 x 9'9 (3.73m x 2.97m)

Papered ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

## BEDROOM THREE

13'5 x 10'9 (4.09m x 3.28m)

Papered ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Fitted wardrobes. Radiator.

## FAMILY BATHROOM

6'10 x 6'6 (2.08m x 1.98m)

Plastered ceiling with inset spotlighting. Aqua panelling to walls. Tiled effect vinyl flooring. UPVC opaque double glazed window to the side aspect. Close coupled toilet, vanity wash hand basin, bath with mixer tap and shower attachment. Radiator.

## REAR GARDEN

Concrete pathway with steps ascending to a level and fully enclosed rear garden with stone walls, timber fencing and access to the garage with lane entry, garage is fully powered with sockets and lighting. Ideal home office or workshop. The rear garden has lawn areas, raised flowerbeds with 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

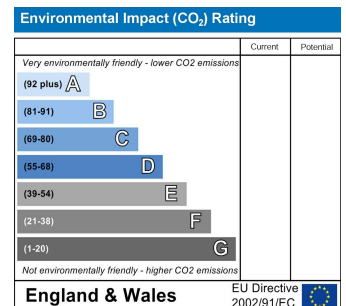
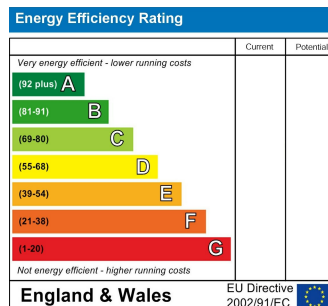
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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](http://www.ninaestateagents.co.uk)

