



22 Heol Tapscott, Barry CF62 5BY Offers Invited £255,000 Freehold

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

NO FORWARDING CHAIN.... An extremely well presented end of linked dwelling, being recently constructed via Persimmon. This town house offers modern open plan living/dining throughout, viewing is essential to appreciate. Ideally placed within walking distance to Asda, Barry Island beach and local amenities/public transport.

Briefly comprising, entrance hallway, fitted kitchen/living and dining area with patio doors opening to a levelled rear garden with AstroTurf, W.C/Cloakroom. To the first floor, two bedrooms and a family bathroom. To the 2nd floor, master suite. To the front, allocated parking bays, pathway decorated with chippings. To the rear, side access. A level garden with AstroTurf and porcelain patio slabs. Gas central heating and UPVC double glazing throughout.



FRONT

Parking bay, decorated pathway with chippings and shrubbery, composite double glazed obscured glass front door into entrance hallway

Entrance Hallway

Plastered ceiling and walls, wood effect vinyl flooring, wall mounted radiator. Door into kitchen

Kitchen/Dining Area

22'8 x 12'2 (6.91m x 3.71m)

Fully fitted kitchen with breakfast bar, wall mounted units and base units with work surface over, electric fan assisted oven, four ring gas hob and extractor over. Space for washing machine, space for fridge freezer, wall mounted boiler enclosed in a cupboard. UPVC double glazed window overlooking front elevation.

Living Room

Plastered ceiling and walls, continuation of wood effect vinyl flooring, UPVC double glazed patio doors to rear garden. Wall mounted radiator door into WC.

W.C.

4'11 x 3'2 (1.50m x 0.97m)

Plastered ceiling and walls, continuation of wood effect vinyl flooring, close coupled toilet, wall mounted wash hand basin with chrome mixer tap over, wall mounted radiator.

FIRST FLOOR

Landing

Fitted carpet stairs rising to first floor. Plastered ceiling and walls, fitted carpet flooring, door to bedroom one and two, and family bathroom.

Bedroom Two

12'10 x 8'1 (3.91m x 2.46m)

Plastered ceiling and walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed window overlooking the rear elevation.

Bedroom Three

12'3 x 7'9 (3.73m x 2.36m)

Plastered ceiling and walls, UPVC double glazed window overlooking the front elevation, wall mounted radiator, fitted carpet flooring. Space for dressing area.

Family Bathroom

6'0 x 5'9 (1.83m x 1.75m)

Plastered ceiling with extractor fan, wood effect vinyl flooring, pedestal wash hand basin with chrome double mixer taps, close coupled toilet, wall mounted radiator, bath with shower over and glass shower screen, splashback tiles surrounding.

SECOND FLOOR

Fitted carpet stairs rising to second floor. Plastered ceiling and walls, fitted carpet flooring, door to storage area and bedroom.

Master Suite

17'5 x 9'8 (5.31m x 2.95m)

Plastered ceiling and walls. Velux double glazed windows, attic hatch, fitted carpet flooring, wall mounted radiator.

Rear Garden

Enclosed garden with patio area, Astroturf, fence surrounding, space for garden shed, side gate to side access, chippings and pot plants. Electric point.

COUNCIL TAX

Council tax band D.

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

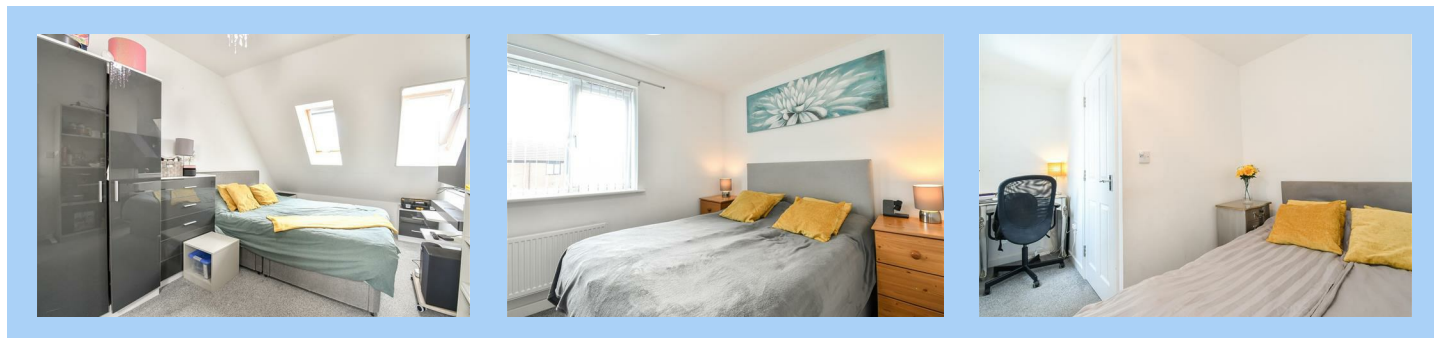
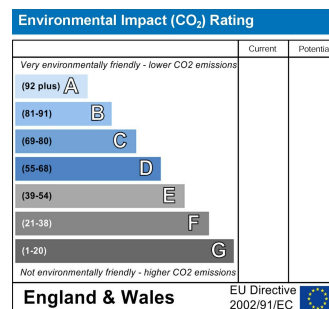
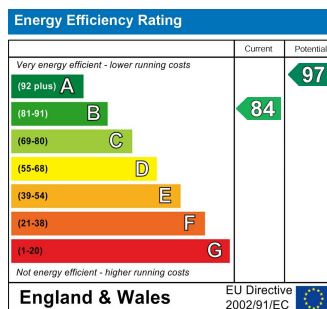
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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