



## 9 Dovey Close, Barry CF62 7BH Chain Free £265,000 Freehold

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

**\*\*NO CHAIN\*\*** A much loved three bedroom mid terraced dwelling, placed in the ever popular 'Cwm Talwg' location to the West End of Barry. The property is ideally located close to shops, schools and public transport links providing access to Cardiff and surrounding areas.

Briefly comprising, porch, entrance hallway, open plan living/dining room with patio doors opening to a conservatory. A kitchen with access to a integral garage and door opening to the rear patio. To the first floor, three bedrooms, separate W.C and a family shower room. To the front, a driveway providing ample parking, laid to lawn garden and door opening to garage. To the rear, enclosed rear garden with paved patio and laid to lawn with established shrubbery.





## FRONT

Driveway providing off road parking. Laid to lawn with mature shrubbery. Access to garage via up and over door. UPVC front door opening to entrance porch.

## Entrance Porch

UPVC windows surrounding. Exposed brick walls. Tiled flooring. Wooden traditional front door opening to hallway. Meter cupboards.

## Hallway

Textured ceiling, papered walls, fitted carpet flooring. Wall mounted radiator. Glass panelled wooden door opening to the living/dining room. Stairs rising to the first floor.

## Living/Dining Room

22'11 x 10'5 (6.99m x 3.18m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed bay window to the front. Radiators. Sliding patio doors to conservatory. Glass panelled wooden doors to kitchen.

## Conservatory

10'2 x 8'6 (3.10m x 2.59m)

Glass roof with windows surrounding. Tiled walls with under floor heating.

## Kitchen

12'0 x 8'6 (3.66m x 2.59m)

Textured ceiling, tiled walls and flooring. UPVC double glazed window and door to the rear garden. Door to garage. Kitchen comprises of eye level wall units, base units with laminate work surfaces. Integrated electric oven, gas hob and extractor fan over. Space for under counter fridge/freezer. Plumbing for washing machine. Wall mounted boiler.

## Garage

18'2 x 8'8 (5.54m x 2.64m)

Full power and lighting throughout. Potential to convert subject to the usual planning consent.

## FIRST FLOOR

### Landing

Textured ceiling with attic hatch. Papered walls. Fitted carpet flooring. Doors to bedrooms, family shower room, separate w.c and airing cupboard housing a hot water cylinder.

### Bedroom One

15'9 x 12'2 (4.80m x 3.71m)

Textured ceiling, papered walls, fitted carpet flooring. Fitted wardrobes surrounding. UPVC double glazed window to the front aspect. radiator.

### Bedroom Two

14'0 x 10'5 (4.27m x 3.18m)

Textured ceiling, plastered walls, fitted carpet flooring. radiator. UPVC double glazed window to the rear aspect.

### Bedroom Three

13'5 x 9'11 (4.09m x 3.02m)

Textured ceiling, papered walls, fitted carpet flooring. Radiator. UPVC double glazed window to the front aspect.

## W.C

6'10 x 3'1 (2.08m x 0.94m)

Textured ceiling, papered walls, tiled walls. W.C. UPVC double glazed window opening to the rear aspect.

## Shower Room

6'5 x 5'3 (1.96m x 1.60m)

Textured ceiling, tiled walls and tiled flooring. UPVC opaque glass window opening to the rear aspect. Pedestal wash hand basin with twin taps. Double shower cubicle with glass sliding doors. Electric shower over. Vertical towel rail heater.

## REAR GARDEN

Paved patio with outside lighting and manual canopy over. Steps descending to a level enclosed rear garden with timber fencing surrounding. Laid to lawn with mature shrubbery.

## COUNCIL TAX

Council tax band E.

## 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

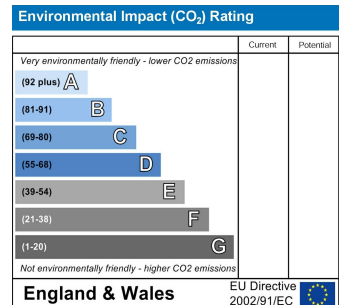
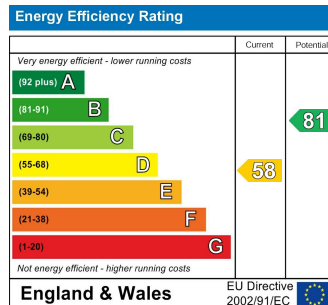
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## PROCEEDS OF CRIME ACT 2002

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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