



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



8 Clos Celyn, Barry CF63 1FW £230,000 Freehold

2 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Nestled in the charming area of Clos Celyn, Barry, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and low-maintenance home. The location is highly advantageous, as it is situated close to local amenities and transport links, making daily errands and leisure activities easily accessible. This property is perfect for families, couples, or individuals looking for a peaceful yet convenient lifestyle in Barry.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed family bathroom, along with an en-suite bathroom attached to the master bedroom, ensures convenience and privacy for all occupants.

One of the standout features of this property is the enclosed rear garden, offering a private outdoor space ideal for family gatherings, gardening, or simply unwinding in the fresh air.

In summary, this semi-detached house in Clos Celyn is a wonderful blend of comfort, practicality, and location, making it a must-see for prospective buyers.



FRONT

Established shrubbery to the front with wrought iron handrails and steps leading to a UPVC double glazed front door opening to the entrance hallway.

ENTRANCE HALLWAY

10'0 x 3'3 (3.05m x 0.99m)

Plastered ceiling, plastered walls and vinyl flooring. Wooden doors to w.c/cloakroom, storage cupboard and living room. Opening to the kitchen. Radiator.

W.C/CLOAKROOM

Plastered ceiling, plastered walls and vinyl flooring. Close coupled toilet, wash hand basin. UPVC double glazed window to the front aspect.

KITCHEN

10'0 x 6'2 (3.05m x 1.88m)

Plastered ceiling, plastered walls and continuation of vinyl flooring. UPVC double glazed window to the front aspect. Wall units, one housing a boiler. Base units and laminate worksurfaces with complementary uprisers. Stainless steel sink with mixer tap over. Integrated electric oven. Inset four ring gas hob with extractor fan above. Space for fridge/freezer. Plumbing for washing machine.

LIVING/DINING ROOM

17'8 x 12'8 (5.38m x 3.86m)

Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed French doors opening to the rear aspect. Radiators. Stairs rising to the first floor.

FIRST FLOOR

LANDING

6'3 x 6'2 (1.91m x 1.88m)

Plastered ceiling with loft access. Plastered walls with fitted carpet flooring. UPVC double glazed window to the side aspect. Doors to bedrooms and family bathroom.

BEDROOM ONE

12'8 x 8'4 (3.86m x 2.54m)

Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator.

BEDROOM TWO

13'5 x 12'8 (4.09m x 3.86m)

Plastered ceiling, plastered walls and fitted carpet flooring. Airing cupboard housing a hot water tank. Access to en-suite. Radiator.

EN-SUITE

6'2 x 5'11 (1.88m x 1.80m)

Plastered ceiling with extractor fan, plastered walls and vinyl flooring. Vanity wash hand basin with storage. Shaver points. Close coupled toilet. Shower cubicle with ceramic tiles surrounding.

FAMILY BATHROOM

6'3 x 6'3 (1.91m x 1.91m)

Plastered ceiling with extractor fan. Plastered walls. Vinyl flooring. Close coupled toilet. Vanity wash hand basin with storage. Bath with twin taps. Radiator.

REAR GARDEN

Enclosed with feather edge fencing surrounding. Decked and paved patio areas and stone chippings. Gate leading to off road parking.

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

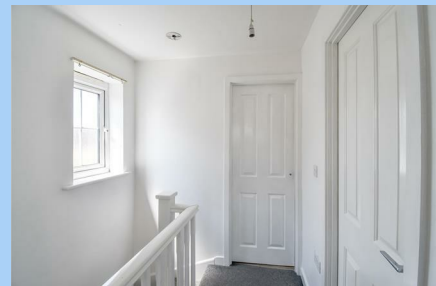
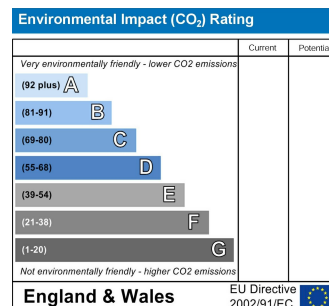
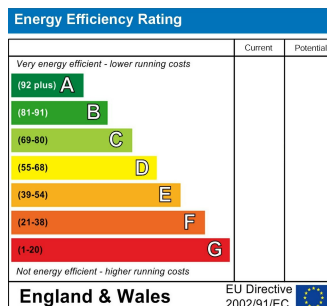
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

