



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk)  
[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



## 2 Marloes Close, Barry CF62 9EL Chain Free £185,000 Freehold

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

A well presented three bedroom semi detached dwelling situated in a quite cul de sac position, ideally positioned on the Lundy Park Estate of Barry, close proximity to supermarkets, schools and public transport with easy access to the link road leading to Cardiff and the M4.

The property briefly comprises, entrance porch, living room, kitchen/breakfast, revealed stairs rising to the first floor, three bedrooms and a family bathroom.

Benefiting from UPVC double glazing throughout and gas central heating.

To the front, paved driveway providing parking for multiple vehicles. Paved pathway leading to entrance porch via steps.

To the rear, an enclosed low maintenance tiered garden with patio area, laid to lawn and planted established shrubbery. Additional garden space to the side which could also be used for additional parking.

Viewing is highly recommended.





## FRONT

Enclosed front garden. Driveway providing parking for multiple vehicles. Laid to lawn. Planted established shrubbery. Pathway leading to a UPVC double glazed front door.

## Entrance Porch

3'06 x 4'08 (1.07m x 1.42m)

Textured ceiling, plastered walls. Fitted carpet flooring. UPVC double glazed front door with obscured glass insert. Wood panelled door leading through to the living room.

## Living Room

12'04 x 15'06 (3.76m x 4.72m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to under stairs storage. Fitted carpet staircase rising to the first floor. Wood panelled door leading through to the kitchen / breakfast.

## Kitchen / Breakfast

9'01 x 12'04 (2.77m x 3.76m)

Textured ceiling, papered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window and patio door leading out to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Ceramic tiled splashbacks. Stainless steel 1 1/2 bowl sink. Integrated for ring gas hob, integrated oven. Space for washing machine, space for fridge / freezer. Wall mounted combination boiler. Wood panelled door leading through to the living room.

## FIRST FLOOR

### First Floor Landing

5'11 x 7'08 (1.80m x 2.34m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

### Bedroom One

10'01 x 12'03 (3.07m x 3.73m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to over stairs storage. Wood panelled door leading through to the first floor landing.

### Bedroom Two

6'02 x 9'05 (1.88m x 2.87m)

Textured ceiling, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading to the first floor landing.

### Bedroom Three

5'10 x 6'08 (1.78m x 2.03m)

Textured ceiling, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

### Bathroom

6'01 x 6'02 (1.85m x 1.88m)

Smoothly plastered ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Close coupled toilet. Bath with electric shower overhead. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear tiered garden. Laid to lawn. Planted established shrubbery. Feather edged fencing surrounding. Laid Astro turfed patio area. Side area for storage or option of extension to the drive. Side access to front.

## 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

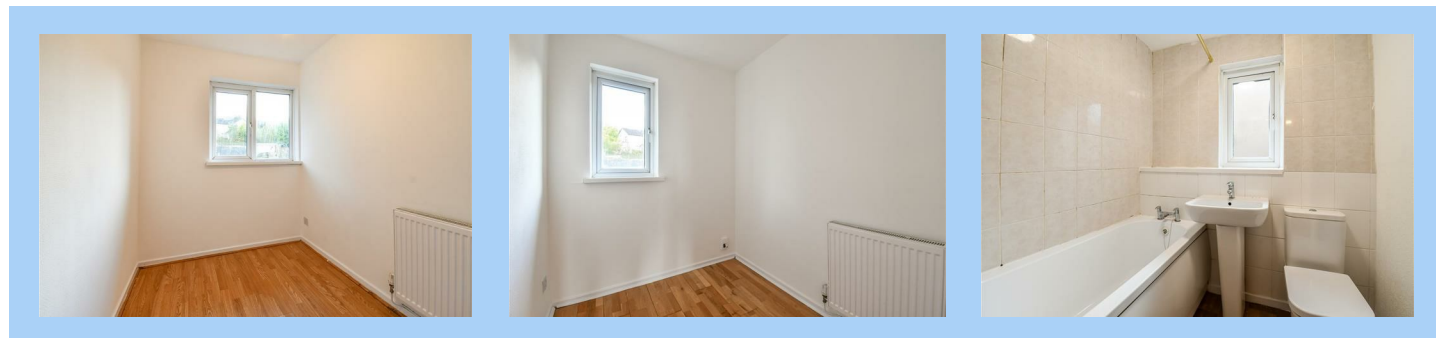
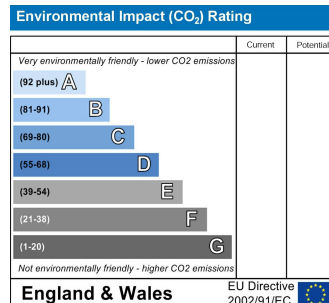
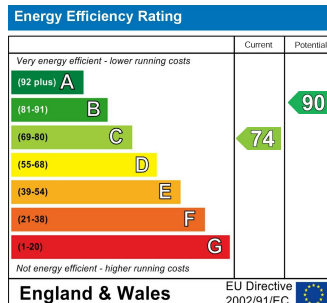
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## PROCEEDS OF CRIME ACT 2002

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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