



## 16 Pendoylan Close, Barry CF63 1TY

### £175,000 Freehold

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

Nestled in Pendoylan Close, Barry, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of convenience and style.

Situated in a friendly neighbourhood, residents will appreciate the close proximity to local amenities, schools, and parks, ensuring that everything you need is just a stone's throw away. .

Do not miss the chance to make this lovely terraced house your new home.



## FRONT

Stone chippings, mature shrubbery, pathway leading to a composite door opening to the entrance hallway.

## Hallway

Plastered ceiling with plastered walls, wood effect vinyl flooring, wooden staircase rising to the first floor. Doors to WC cloakroom, kitchen, living room and storage cupboards housing a combination boiler. Wall mounted radiator.

## W.C/Cloakroom

Textured ceiling, plastered walls. Close coupled toilet. Wash hand basin. Vinyl flooring. UPVC double glazed window.

## Kitchen

12'4 x 8'11 (3.76m x 2.72m)

Textured ceiling with coving, plastered walls, tile effect vinyl flooring, kitchen comprises of wall units, base units and work surfaces with space for washing machine and fridge/freezer. Integrated electric oven and gas hob. Double sink with draining board and mixer tap over. UPVC double glazed window and door opening to the rear garden. Splashback ceramic tiles.

## Living/Dining Room

17'1 x 14'11 (5.21m x 4.55m)

L-shaped living and dining room with textured ceiling, coving, plastered walls and UPVC double glazed windows with patio doors opening to the rear garden. Wall mounted radiator.

## FIRST FLOOR

### Landing

Textured ceiling, plastered walls, fitted carpet flooring, UPVC double glazed window to the front aspect. Doors to bedrooms, family bathroom and airing cupboard.

### Master Bedroom

14'11 x 8'10 (4.55m x 2.69m)

Textured ceiling. Papered walls, coving, UPVC double glazed window overlooking the rear garden and overlooking green space with mature shrubbery. Radiator. Laminate flooring.

### Bedroom Two

9'11 x 8'8 (3.02m x 2.64m)

Textured ceiling, plaster walls, laminate flooring, UPVC double glazed window overlooking the rear garden. Radiator.

### Bedroom Three

9'0 x 8'0 (2.74m x 2.44m)

Textured ceiling, plastered walls, laminate flooring, UPVC double glazed window overlooking the rear aspect. Radiator.

### Family Bathroom

6'10 x 5'10 (2.08m x 1.78m)

Plastered ceiling, plastered walls, vinyl flooring, ceramic splash back tiles. UPVC double glazed window. Bath with twin taps and electric shower over. Close coupled toilet. Pedestal wash basin.

## REAR GARDEN

Fully enclosed with timber fencing. Wooden gate to rear access. Paved patio area with stone chippings, mature shrubbery and brick built storage shed. Concrete pathway surrounding.

## COUNCIL TAX

Council tax band B.

## 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

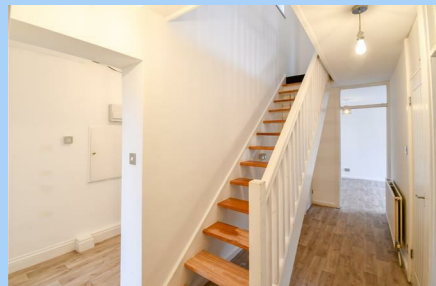
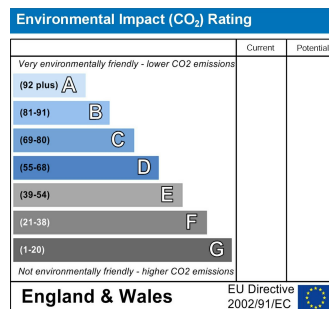
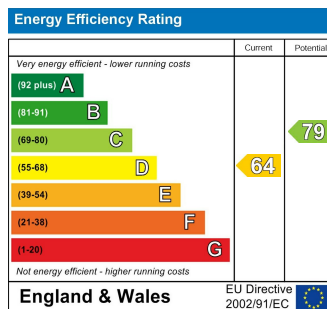
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## PROCEEDS OF CRIME ACT 2002

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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