



7 Clos Celyn, Barry CF63 1FW £275,000 Freehold

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

Nestled in the charming area of Clos Celyn in Barry, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The house boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. The thoughtful design of the property maximises space and light, creating a pleasant living environment throughout.

For those with vehicles, the property includes parking for two vehicles, a valuable feature in this sought-after location. The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for anyone looking to settle in Barry.

This semi-detached house in Clos Celyn presents a wonderful opportunity for comfortable living in a desirable neighbourhood. Whether you are a first-time buyer or looking to upsize, this property is well worth a visit.



FRONT

Mature shrubbery with laid to lawn, pathways leading to the rear garden. Tandem driveway for two vehicles. Wrought iron fencing with steps rising to a composite front door.

Hallway

Plastered ceiling and walls. Carpet flooring. Radiator. Door to w.c/cloakroom and living room.

W.C/Cloakroom

5'9 x 2'10 (1.75m x 0.86m)

Plastered ceiling and walls. Carpet flooring. UPVC double glazed window overlooking the front aspect. Radiator. Consumer unit. Close coupled toilet. Pedestal wash hand basin.

Living Room

17'8 x 15'1 (5.38m x 4.60m)

Plastered ceiling and walls. Carpet flooring. Radiators. UPVC double glazed window to the front aspect. Stairs rising to the first floor. Door to kitchen and dining.

Kitchen/Dining

15'1 x 9'2 (4.60m x 2.79m)

Plastered ceiling and walls. Vinyl flooring. Radiator. Pantry storage. UPVC double glazed window and French doors overlooking the rear garden. Kitchen comprises of eye level wall units, base units and worksurfaces over. Stainless steel sink with drainer board and mixer tap over. Integrated electric oven, gas hob and extractor fan above. Integrated dish washer. Integrated washing machine. Space for dining.

FIRST FLOOR

Landing

Plastered ceiling and walls. Carpet flooring. Airing cupboard. Loft access. Doors to bedrooms and family bathroom.

Bedroom One

11'10 x 8'6 (3.61m x 2.59m)

Plastered ceiling and plastered walls. Carpet flooring. UPVC double glazed window to the front. Radiator. Fitted wardrobes. Door to en-suite.

En-Suite

8'5 x 4'6 (2.57m x 1.37m)

Plastered ceiling with inset spotlight. Plastered walls. Carpet flooring. Vanity units with wash hand basin and storage. Shower cubicle with mains operated shower over. Close coupled toilet. Radiator. Extractor fan.

Bedroom Two

10'4 x 8'6 (3.15m x 2.59m)

Plastered ceiling and walls. Carpet flooring. Radiator. UPVC double glazed window overlooking the rear.

Bedroom Three

8'9 x 6'4 (2.67m x 1.93m)

Plastered ceiling and walls. Fitted carpet flooring. Radiator. UPVC double glazed window overlooking the front.

Family Bathroom

5'7 x 6'2 (1.70m x 1.88m)

Plastered ceiling, plastered walls. Carpet flooring. Vanity unit with storage and ceramic wash hand basin. UPVC double glazed window to the rear. Close coupled toilet. Bath with twin taps and shower over. Radiator and extractor fan. Radiator.

REAR GARDEN

A larger than average rear garden with timber fencing surrounding. Mature shrubbery including a oak tree, laid to lawn and paved patio area. Gate leading to the side aspect.

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.

PHOTOGRAPH DISCLAIMER

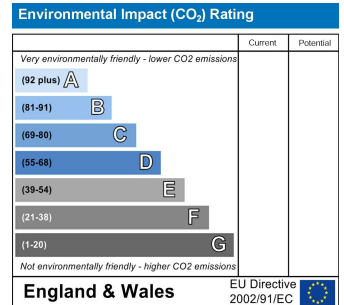
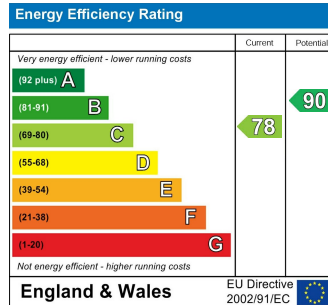
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PROCEEDS OF CRIME ACT 2002

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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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