



24 Maple Close, Barry CF62 9BX £120,000 Leasehold - Share of Freehold

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

A beautifully presented and spacious maisonette with an extended lease. The accommodation is well-proportioned and features an inner hallway, a spacious living room, and a modern kitchen. There are two double bedrooms and a contemporary bathroom suite. Externally, the property enjoys a communal garden along with parking facilities for residents or visitors. Additional benefits include gas central heating via a combination boiler, UPVC double-glazed windows throughout and a recent new roof. Overall, this is an excellent opportunity for a first-time buyer, a single occupant, or a couple looking to downsize from a larger property.



FRONT

Stairs rising to a UPVC double glazed front door opening to the entrance hallway.

Entrance Hallway

Plastered ceiling with coving, papered walls. Tiled flooring. Storage cupboard housing electric meters. Doorway to kitchen. Wooden door to living room. Radiator.

Kitchen

9'4 x 7'9 (2.84m x 2.36m)

Plastered ceiling with inset spotlights and coving. Papered walls with splash back tiles. Tiled flooring. UPVC double glazed window to the rear. Kitchen comprises of eye level wall units, base units and work surfaces over. Stainless steel sink with drainer board and mixer tap. Fitted electric oven and four ring gas hob. Extractor fan above. Space for fridge/freezer. Plumbing for washing machine.

Living Room

14'11 x 12'3 (4.55m x 3.73m)

Plastered ceiling with coving. Papered walls. Laminate flooring. UPVC double glazed window to the front aspect. Radiator. Feature electric wall mounted fireplace. Wooden door to inner hallway.

Inner Hallway

Plastered ceiling, papered walls with timber panelling. Wooden doors opening to bedrooms and bathroom. Loft access housing a combination boiler.

Bedroom One

12'9 x 10'9 (3.89m x 3.28m)

Plastered ceiling with coving. Papered walls. Laminate flooring. Radiator. UPVC double glazed window overlooking the front aspect. Fitted wardrobes.

Bedroom Two

12'4 x 9'5 (3.76m x 2.87m)

Plastered ceiling, papered walls and fitted carpet flooring. Radiator. UPVC double glazed window overlooking the rear.

Family Bathroom

8'11 x 4'10 (2.72m x 1.47m)

Plastered ceiling. Tiled walls. Vinyl flooring. UPVC opaque glass window overlooking the rear. Bathroom comprises of, bath with twin taps and electric shower over. Pedestal wash hand basin. Close coupled toilet. Vertical towel rail heater.

REAR

Communal gardens with laid to lawn, mature shrubbery and clothes line.

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

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 leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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