



17 Taf Close, Barry CF62 7QU £310,000 Freehold

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

Nestled in the charming Taf Close, Barry, this newly refurbished detached bungalow offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retreat.

As you enter, you are greeted by a beautifully presented reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The fully fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook.

The modern family bathroom is tastefully designed, ensuring both style and functionality. The property boasts spacious gardens to both the front and rear, providing plenty of outdoor space for gardening, play, or simply enjoying the fresh air.

Parking is a breeze with space for up to three vehicles, adding to the convenience of this lovely home. Whether you are looking to downsize, start a new chapter, or simply enjoy the tranquillity of bungalow living, this property is a must-see. Don't miss the opportunity to make this beautifully refurbished bungalow your new home in Barry.



FRONT

A larger than average plot with ample space for off road parking. Stone chippings with mature shrubbery. Brick built walls surrounding. Access to the entrance porch via UPVC double glazed French doors.

Entrance Porch

7'10 x 4'1 (2.39m x 1.24m)

Plastered ceiling, timber panelling to walls. Wood effect flooring. Wooden glass door opening to workshop. UPVC double glazed front door opening to the hallway.

Workshop

16'11 x 7'10 (5.16m x 2.39m)

Plastered ceiling, timber panelling to walls. Concrete flooring. Plumbing for washing machine. Power and lighting throughout. UPVC double glazed window and door to the rear aspect.

Hallway

Plastered ceiling and walls. Fitted carpet flooring. Radiator. Doors to bedrooms, living room, kitchen and family bathroom. Loft access.

Kitchen

9'8 x 8'3 (2.95m x 2.51m)

A two tone shaker style kitchen with a selection of wall units, base units and marble effect laminate work surfaces over. Inset composite sink with mixer tap over. Induction hob integrated with wall mounted extractor fan over. Fan assisted oven with microwave grill integrated. Fitted 70/30 fridge freezer. Plumbing for dishwasher. UPVC double glazed window to the front aspect. Wood effect flooring. Ceramic splash back tiles. USB power points.

Living Room

16'5 x 11'1 (5.00m x 3.38m)

Plastered ceiling and walls. Fitted carpet flooring. Radiator. Bay fronted UPVC double glazed windows.

Bedroom One

11'6 x 10'4 (3.51m x 3.15m)

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

Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)

Textured ceiling with plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

Family Bathroom

7'7 x 5'1 (2.31m x 1.55m)

Plastered ceiling with inset spotlights and extractor fan. Marble effect tiles to walls. Wood flooring. Bath with gold mixer tap over and mains operated gold shower over. Wall mounted vanity unit with storage and ceramic sink with mixer tap over. Close coupled toilet. Vertical towel rail heater. UPVC opaque glass window opening to the side aspect.

REAR GARDEN

A spacious rear garden with paved patio areas, established apple tree and flower beds. Brick built walls and timber fencing surrounding.

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

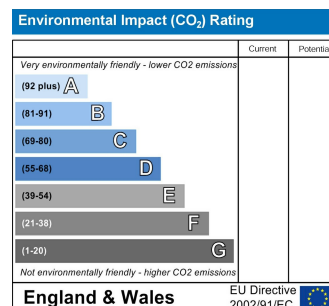
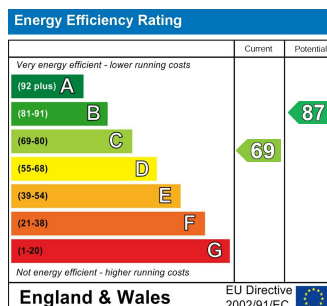
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PROCEEDS OF CRIME ACT 2002

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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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