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17 Heol Ty Draw, Barry CF62 5DT
£229,950 Freehold

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

Situated in the sought-after Barry Waterfront development, this beautifully presented two-bedroom terraced house by Taylor Wimpey offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a welcoming hallway that leads to a stylishly fitted kitchen, ideal for culinary enthusiasts. A convenient WC on the ground floor adds to the practicality of the home.

The heart of the property is undoubtedly the bright and spacious lounge/dining room, which features French doors that open directly onto an enclosed garden. This outdoor space is perfect for relaxing in the sun or entertaining friends and family during those warm summer evenings.

As you ascend to the first floor, you will find two well-proportioned bedrooms that provide ample space for rest and relaxation. A contemporary family bathroom completes this level, ensuring that all your needs are met.

To the front the property boasts allocated parking for one vehicle, planted established shrubbery and paved pathway. To the rear an enclosed rear garden with paved patio area and laid Astro Turfed lawn, the garden also benefits from rear lane access.

Heol Ty Draw is ideally situated near to shops, local schools, and excellent transport links, making it a practical choice for daily life. Furthermore, the scenic coastal walks nearby offer a delightful escape into nature.

This modern home is an excellent opportunity for first-time buyers, small families, or investors looking to make a sound investment in a thriving community. Don't miss the chance to make this lovely property your own.

FRONT
Allocated parking for one vehicles, Planted established shrubbery. Paved pathway leading to a composite front door.

Entrance Hallway
3'05 x 9'03 (1.04m x 2.82m)
Smoothly plastered ceiling, smoothly plastered walls. Wood effect vinyl flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Through opening to kitchen. Wood panelled doors leading to the living / dining room and W.C Cloakroom.

Living / Dining
12'11 x 13'01 (3.94m x 3.99m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors with side windows leading to the rear garden. Wood panelled door to under stairs storage. A further wood panelled door leading to the entrance hallway.

Kitchen
6'01 x 9'11 (1.85m x 3.02m)
Smoothly plastered ceiling, smoothly plastered walls. Wood effect vinyl flooring. UPVC double glazed window to the front elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Stainless steel sink. Integrated four ring gas hob, integrated oven. Stainless steel cooker hood with splashback. Space for washing machine, space for fridge/freezer. Wall mounted housed combination boiler. Through opening to entrance hallway.

W.C Cloakroom
2'11 x 5'08 (0.89m x 1.73m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Wood effect vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin with ceramic tiled splashback. Close coupled toilet. Wood panelled door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing
6'07 x 6'07 (2.01m x 2.01m)
Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One
8'07 x 10'10 (2.62m x 3.30m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built in double wardrobe. A separate single wardrobe. Wood panelled door leading to the first floor landing.

Bedroom Two
7'02 x 13'02 (2.18m x 4.01m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Family Bathroom
6'02 x 6'02 (1.88m x 1.88m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashbacks. Wood affect vinyl flooring. Wall mounted radiator. Bath with thermostatically controlled shower over head. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading to the first floor landing.

REAR
Enclosed rear garden, feather edged fencing surrounding. Paved patio area. Paved pathway. Laid Astro turfed lawn. Rear lane access. UPVC double glazed French doors leading to the living / dining room.

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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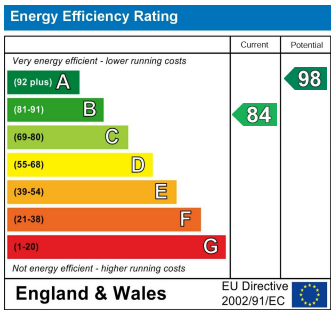
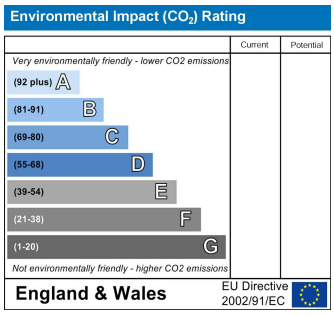
PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.