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11 Solva Close, Barry CF62 9EJ
£179,950 Freehold

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

Situated in the charming area of Solva Close, Barry, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a well-appointed bathroom, ensuring convenience for daily routines. Additionally, the property offers parking for two vehicles, a valuable asset in today's busy world, allowing for easy access and peace of mind.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its appealing layout and practical features, this semi-detached house on Solva Close is a wonderful place to call home. Don't miss the chance to make this property your own and enjoy all that Barry has to offer.

FRONT
Lawn area with paved pathways. Driveway providing off-road parking for multiple vehicles. Wooden side gate offering access to the rear garden. Steps descending to the UPVC double-glazed front door.

Entrance Porch
Textured ceiling, plastered walls, and fitted carpet flooring. Wooden door opening through to the living room.

Living Room
14'2 x 13'6 (4.32m x 4.11m)
Textured ceiling with coving, plastered walls, and continuation of wood-effect flooring. Wall-mounted radiator. UPVC double-glazed obscure glass and UPVC double-glazed French doors opening out to the rear garden. Archway leading directly into the kitchen.

Dining Room
10'6 x 7'2 (3.20m x 2.18m)
Textured ceiling with coving, plastered walls, and continuation of wood-effect flooring. Wall-mounted radiator. UPVC double-glazed obscure glass and UPVC double-glazed French doors opening out to the rear garden. Archway leading directly into the kitchen.

Kitchen
10'7 x 6'2 (3.23m x 1.88m)
Textured ceiling, plastered walls, tiled flooring, and a UPVC double-glazed window to the rear elevation. Fitted range of eye-level wall units, base units, and work surfaces. Stainless steel sink with mixer tap and space for kitchen appliances.

FIRST FLOOR

Landing
Textured ceiling with loft access hatch, plastered walls, carpet flooring, and a wooden balustrade. Airing cupboard housing the wall-mounted combination boiler. Wooden doors leading to all three bedrooms and the family bathroom.

Master Bedroom
13'6 x 8'8 (4.11m x 2.64m)
Textured ceiling with coffering, plastered walls, and fitted carpet flooring. UPVC double-glazed window overlooking the rear garden. Wall-mounted radiator.

Bedroom Two
10'1 x 7'4 (3.07m x 2.24m)
Textured ceiling, plastered walls, and fitted carpet flooring. UPVC double-glazed window overlooking the rear garden. Wall-mounted radiator and an alcove providing space for a wardrobe.

Bedroom Three
6'9 x 6'0 (2.06m x 1.83m)
Textured ceiling, plastered walls, and fitted carpet flooring. UPVC double-glazed window overlooking the rear garden. Built-in fitted wardrobe and a wall-mounted radiator.

Family Bathroom
7'6 x 6'2 (2.29m x 1.88m)
Textured ceiling, plastered walls, and tile-effect flooring. UPVC double-glazed obscure window overlooking the side elevation. Suite comprising a close-coupled WC, pedestal wash hand basin, and a panelled bath with mixer tap and shower over. Fitted aqua-panelling, ceramic splashback tiling, and a wall-mounted radiator.

REAR GARDEN
Multi-tiered layout featuring a lower-level paved patio with raised flower borders. Stone/brick retaining walls with steps leading up to an additional paved patio area. Further steps rising to a laid-to-lawn area with mature shrubbery and timber boundary fencing. Equipped with outside lighting and an external tap.

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
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.

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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.









