



## 112 Tynewydd Road, Barry CF62 8BB

### £230,000 Freehold

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

This beautiful two bedroom semi-detached bungalow in the heart of Barry town centre. Within walking distance to convenient stores, cafes, local library and doctor/dental surgeries. Transport links via bus or train is also close by with routes to Cardiff/Bridgend.

The property briefly comprises, entrance porch, entrance hallway, bedroom two, living / dining room and kitchen, and shower room and bedroom one. The property also benefits from a conservatory providing additional reception space. An attic area providing ample room for storage or a hobby area access via a pull down ladder. To the front, paved pathway leading to a uPVC double glazed front door. Planted established shrubbery, laid to lawn. Side access to the rear garden. To the rear, a larger than average fully enclosed and level garden, landscaped with paved patio, lawn with flower beds and established shrubbery. Benefiting from gas central heating and uPVC double glazed windows throughout.

Viewing is essential to appreciate the character of this dwelling.

NO ONWARD CHAIN





## FRONT

Enclosed front garden. Laid lawn. Established shrubbery. Paved pathway. Side access to rear. UPVC double glazed French doors leading to the entrance porch.

## Entrance Porch

1'07 x 3'04 (0.48m x 1.02m)

Papered ceilings and walls - part original decorative tiled wall. Tiled flooring. UPVC double glazed French doors to side access. Wood panelled door with obscured glass insert leading through to entrance hallway.

## Entrance Hallway

3'05 x 5'10 (1.04m x 1.78m)

Papered ceiling, papered walls. Fitted carpet flooring (original parquet flooring underneath). Wood panelled doors leading to bedroom two, and living / dining room. Original wood panelled door with obscured glass insert leading to the storm porch.

## Bedroom Two

7'10 x 10'05 (2.39m x 3.18m)

Smoothly plastered ceiling. With loft access via a pull down ladder. Smoothly plastered walls. Original parquet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Original wood panelled door leading to the entrance hallway.

## Living / Dining Room

12'08 x 23'00 (3.86m x 7.01m)

Papered ceiling with revealed beams. Papered walls. Fitted carpet flooring (original parquet flooring underneath). Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Decorative fireplace and central feature. UPVC double glazed window to the rear elevation. Wood panelled doors leading through to the inner hallway, kitchen and the entrance hallway.

## Kitchen

7'06 x 10'08 (2.29m x 3.25m)

Papered ceiling. Papered walls. Vinyl flooring. Porcelain tiled splashback. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate flooring. Stainless steel sink. Space for gas cooker, space for washing machine, space for under counter fridge/freezer. Wall mounted combination boiler. Wood panelled door leading through to living/ dining room.

## Conservatory

8'07 x 9'08 (2.62m x 2.95m)

Polycarbonate roof. UPVC double glazed windows to the side and rear elevations. UPVC double glazed patio door leading to the rear garden. Plumbing for utilities.

## Bedroom One

11'01 x 14'08 (3.38m x 4.47m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side and rear elevation. Access to built-in wardrobes. Original wood panelled door leading through to the inner hallway.

## Bathroom

6'01 x 7'11 (1.85m x 2.41m)

Papered ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Double walk in shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Original wood panelled door leading through to the inner hallway.

## LOFT

9'00 x 12'05 (2.74m x 3.78m)

Smoothly plastered ceiling with Velux window. Smoothly plastered walls. Fitted carpet flooring. Access to eaves storage. Attic hatch with fold down fixed ladder leading to bedroom two.

## REAR

A larger than average rear enclosed garden. Planted established shrubbery. Laid to Lawn. Paved patio area leading from the conservatory. Lane access to the far end of the garden. Side access to front.

## 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

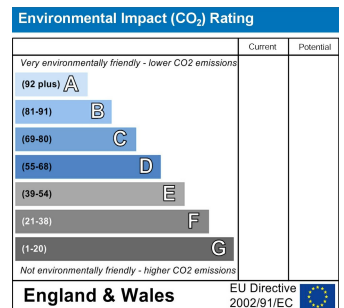
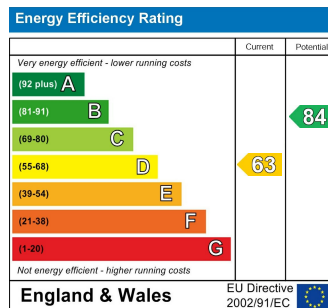
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## PROCEEDS OF CRIME ACT 2002

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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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