



14 Coed Mawr, Barry CF62 8AD

£245,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the picturesque area of Coed Mawr, Barry, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient living space. With two well-proportioned bedrooms and a thoughtfully designed layout, this property is perfect for families or couples alike.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious living room, ideal for both relaxation and entertaining. The modern fitted kitchen, complete with a breakfast area, is not only stylish but also practical, making it a delightful space for family meals and gatherings.

The first floor features two generously sized double bedrooms, providing ample room for rest and personal space. The family bathroom is well-appointed, catering to the needs of the household. Additionally, a fixed ladder grants access to a boarded loft room with a Velux window, offering potential for extra storage or a creative workspace.

Externally, the property boasts a longer than average driveway, accommodating parking for two vehicles—a valuable asset in this sought-after area. The rear garden is designed for low maintenance, featuring a patio area and a lawn, perfect for outdoor enjoyment and relaxation. An outbuilding further enhances the property, providing extra storage or the potential for a workshop.

This home is equipped with UPVC double glazing and gas central heating, ensuring comfort throughout the seasons. With its appealing features and prime location, close to local amenities, schools, and easy access to Cardiff and the M4 motorway, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer. The seller has confirmed that the property is freehold, with further details available from the appointed conveyancer.



FRONT

Front garden, planted established shrubbery. Laid to lawn. Paved pathway. Large drive with parking for multiple vehicles. UPVC double glazed front door leading to the entrance porch.

Entrance Porch

4'07 x 4'08 (1.40m x 1.42m)

Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed obscured glass window to the front elevation. UPVC double glazed front door with obscured glass and side windows. Wood framed glazed door leading through to the living room.

Living Room

12'11 x 17'4 (3.94m x 5.28m)

Textured ceiling, smoothly plastered walls - part papered, fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front and side elevations. Fitted carpet staircase rising to the first floor. Wood framed glazed door leading through to the Kitchen/Breakfast.

Kitchen / Breakfast

9'0 x 12'11 (2.74m x 3.94m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed door leading to the rear garden. Modern fitted kitchen comprising of wall and base units. Integrated four ring gas hob. Integrated oven. space for washing machine, space for fridge freezer. Ample room for dining furniture.

FIRST FLOOR

First Floor Landing

4'08 x 5'07 (1.42m x 1.70m)

Textured ceiling with loft access via pull down ladder, smoothly plastered walls - part papered. fitted carpet flooring. UPVC double glazed w Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom. Fitted carpet staircase leading to the ground floor.

Bedroom One

11'05 x 12'11 (3.48m x 3.94m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in wardrobes. Wood panelled door leading to the first floor landing.

Bedroom Two

9'01 x 12'11 (2.77m x 3.94m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with views across the Vale. Wood panelled door leading to the first floor landing.

Family Bathroom

4'09 x 7'10 (1.45m x 2.39m)

Textured ceiling, smoothly plastered walls part ceramic tiled splashbacks. Vinyl flooring. Wall mounted radiator. UPVC double glazed obscured glass window to the side elevation. Bath with shower over. Pedestal wash hand basin. Close coupled toilet. Storage cupboard with wall mounted combination boiler. Wood panelled door leading to the first floor landing.

LOFT ROOM

7'5 x 12'7 (2.26m x 3.84m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls. Wall mounted radiator. Access to eaves storage. Fixed pull down ladder.

REAR

An enclosed rear garden with side access to the front. Patio area. Laid to lawn. Planted established shrubbery. Access to outbuilding. UPVC double glazed door leading to the kitchen/breakfast.

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.

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.

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		
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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