



3 Cory Way, Barry CF63 4RR £230,000 Freehold

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

A modern two-bedroom end-link home located on Cory Way in the desirable East Quay at Latitude development. This property boasts a well-planned living space, making it an ideal choice for professionals, couples, or small families seeking a stylish coastal lifestyle.

As you enter, you are greeted by a welcoming entrance hallway leading to a spacious lounge / dining area, perfect for both relaxation and entertaining guests. The modern fitted kitchen provides a functional and contemporary space benefiting to integrated appliances, ideal for everyday meals. A convenient downstairs w/c adds to the practicality of the layout.

Upstairs, you will find two generous double bedrooms, each offering ample space and comfort. The contemporary family bathroom completes the upper level, ensuring that all your needs are met.

One of the standout features of this property is the larger than average rear garden. This outdoor space is perfect for summer entertaining, gardening, or simply enjoying some fresh air. With parking available for two vehicles.

Situated close to the quay and close to a new communal areas, this home offers a prime location that combines comfort with accessibility. Whether you are stepping onto the property ladder or looking to downsize, this East Quay gem presents a wonderful opportunity not to be missed. Embrace the blend of comfort, convenience, and coastal living that this delightful home has to offer.



FRONT

Laid to lawn, Paved pathway leading to a composite front door. Two parking spaces to the side.

Entrance Hallway

3'05 x 9'02 (1.04m x 2.79m)

Smoothly plastered ceiling, smoothly plastered walls. Wood effect herringbone flooring. Wall mounted radiator. Wood panelled doors leading to the living room, and W.C Cloakroom, Through opening to the kitchen. Composite front door to the front.

Living / Dining

12'09 x 13'00 (3.89m x 3.96m)

Smoothly plastered ceiling, smoothly plastered walls. Wood effect herringbone flooring. Wall mounted radiator. UPVC double glazed French doors leading to the rear garden. Wood panelled door to storage cupboard. Wood panelled door leading to the entrance hallway.

Kitchen

6'01 x 9'10 (1.85m x 3.00m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Wood effect herringbone 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 1/12 bowl sink. Integrated four ring gas hob, integrated cooker hood, integrated oven. Space for fridge/freezer, space for washing machine and slimline dishwasher. Wall mounted housed combination boiler. Through opening to entrance hallway.

W.C Cloakroom

2'10 x 4'11 (0.86m x 1.50m)

Smoothly plastered ceiling, smoothly plastered walls. Wood herringbone flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin, close coupled toilet. Wood panelled door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'07 x 6'09 (2.01m x 2.06m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. 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

8'02 x 10'09 (2.49m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed windows to the front elevation. Built in wardrobes. Additional storage cupboard. Wood panelled door leading to the first floor landing.

Bedroom Two

7'03 x 13'00 (2.21m x 3.96m)

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

Family Bathroom

6'01 x 6'03 (1.85m x 1.91m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashbacks. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Bath with thermostatically controlled shower over head. Close coupled toilet.

REAR

Enclosed rear garden UPVC double glazed French doors leading to the living room. Patio area, laid Astro turfed lawn. Feather edged fencing surrounding. Electrical socket. Lighting and Water supply. Side access to front.

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	99
(81-91) B	84
(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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