



5 Cwrt Gwenllian, Barry CF63 2RE £215,000 Freehold

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

Situated East-end of Barry, this modern terraced house located in a quiet cul-de-sac offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for small families or couples seeking a welcoming home.

Upon entering, you are greeted by a light-filled hallway that leads to a cloakroom with a w.c., enhancing the practicality of the space. The generous living room at the front of the house provides an inviting area for relaxation and entertaining. The fitted kitchen/dining room is a highlight, offering ample space for culinary pursuits and casual dining with French doors leading to the rear garden.

The property features a well-appointed bathroom, ensuring that all essential amenities are readily available. Gas central heating, powered by a combination boiler, guarantees warmth and comfort throughout the year.

Outside, the enclosed rear garden is a true gem, featuring a well-maintained lawn and a block-paved patio area, ideal for alfresco dining or simply enjoying the outdoors. To the front, the garden is adorned with decorative slate chippings, adding to the property's curb appeal, while a tandem driveway provides parking for two vehicles, a rare find in this area.

This home is conveniently located near local transport links and amenities, making it an excellent choice for those who value accessibility and community. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy life in Barry.



FRONT

Front garden with paved pathway. Laid decorative slate chippings. Allocated parking for two vehicles. Composite front door leading to the entrance hallway.

Entrance Hallway

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

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Wood panelled door leading to a W.C Cloakroom. A further wood panelled door leading to the living room. Composite front door.

W.C Cloakroom

3'00 x 5'10 (0.91m x 1.78m)

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

Living Room

13'02 x 13'11 (4.01m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to entrance hallway, and kitchen / dining.

Kitchen / Dining

8'01 x 13'10 (2.46m x 4.22m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear. UPVC double glazed French doors leading out to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Ceramic tiled splashback's. Integrated four ring gas hob. Integrated oven. Integrated cooker hood. Space for fridge / freezer, dishwasher and washing machine. Wood panelled door leading to under stairs storage.

FIRST FLOOR

First Floor Landing

4'05 x 6'07 (1.35m 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 panel doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

10'05 x 10'10 (3.18m x 3.30m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in storage housing a wall mounted boiler. Wood panelled door leading to the first floor landing.

Bedroom Two

7'01 x 10'05 (2.16m x 3.18m)

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

Family Bathroom

5'09 x 6'06 (1.75m x 1.98m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled splashbacks. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading to the first floor landing.

REAR

Rear enclosed garden. Feather edged fencing. Block paved patio area. Laid to lawn. Laid decorative chippings. Space for a shed. UPVC double glazed French doors leading to the Kitchen / dining.

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

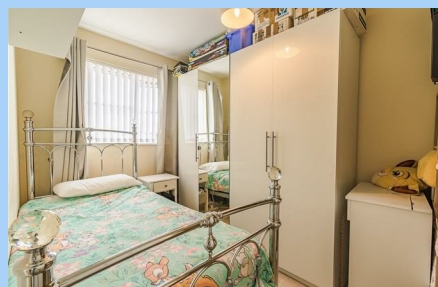
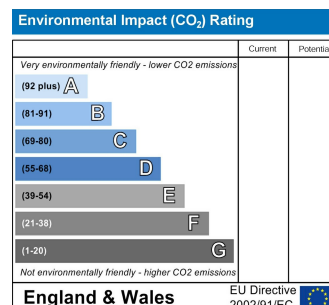
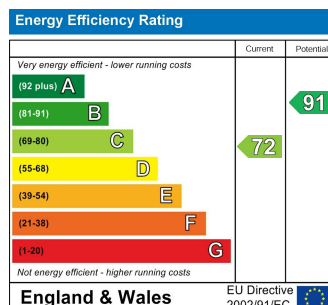
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TENURE

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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