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## 87 Dock View Road, Barry CF63 3QQ £239,999 Freehold

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

A mid terraced traditional, bay fronted property offering spacious living throughout. In walking distance to shops, schools and public transport. Far reaching views towards the Bristol Channel and the Waterfront. Viewing is essential.

Briefly comprising, porch, entrance hallway, through living room, large through kitchen / dining area. To the first floor, three bedrooms and a family bathroom. To the front, a walled forecourted area. To the rear, an enclosed rear garden with steps ascending to a level area with laid chippings, artificial grass and ample space for garden furniture, further wooden decked steps leading to a level raised decked area. Gate access leading to the rear lane. Benefiting from gas central heating via a combination boiler, UPVC double glazed windows throughout.



## FRONT

Walled enclosed front forecourt. Steps ascending to UPVC double glazed opaque glass front door.

## Entrance Hallway

2'10 x 11'09 x 13'08 (0.86m x 3.58m x 4.17m)

Textured ceiling, papered walls, ceramic tiled flooring, wall mounted radiator. Wooden door with glass inserts leading to entrance hallway, porch area with UPVC double glazed front door with obscured glass. Wooden doors leading to living room, wooden door with glass inserts leading to the dining /kitchen area.

## Living Room

8'11 x 11'02 x 26'07 (2.72m x 3.40m x 8.10m)

Papered ceiling with original coving, smoothly plastered walls, revealed floorboard flooring, wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. UPVC double glazed window to the rear elevation. feature fireplace, with gas fire. Far reaching views of channel and docks.

## Dining Room

9'08 x 16'01 (2.95m x 4.90m)

Smoothly plastered ceiling, smoothly plastered walls, porcelain tiled flooring, wall mounted radiator. UPVC double glazed window to the side elevation. Step leading to kitchen area. Wooden door with glass inserts leading to entrance hallway.

## Kitchen

10'08 x 10'02 (3.25m x 3.10m)

Plastered ceiling, smoothly plastered walls, ceramic tiled flooring, wall mounted radiator. UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, UPVC double glazed window to the rear elevation. Fitted kitchen, comprising of wall and base units, wood laminate worktops, space for range cooker, space for washing machine, space for fridge freezer, composite sink, step down to dining area, wooden door with glass inserts leading to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

5'04 x 11'10 (1.63m x 3.61m)

Textured ceiling with loft access, papered walls, fitted carpet flooring. multiple levels across the landing area. Fitted carpet staircase descending to the ground floor. Wooden doors leading to bedrooms one, two and three, Bi-folding wooden door to the family bathroom.

### Bedroom One

14'06 x 14'09 (4.42m x 4.50m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed bay front window, UPVC double glazed second window to the front elevation. Far-reaching channel and dock views, wooden door leading out to the first floor landing.

### Bedroom Two

8'11 x 11'10 (2.72m x 3.61m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation, wooden door leading out to the first floor landing.

### Bedroom Three

9'07 x 9'08 (2.92m x 2.95m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in storage, wooden door leading out to the first floor landing.

## Family Bathroom

6'08 x 8'04 (2.03m x 2.54m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed obscured glass window to the side elevation. Pedestal wash hand basin, close coupled toilet, bath with mains powered shower overhead. Wooden bi-folding door to the first floor landing.

## REAR

Steps rising to a enclosed garden. Feather edge timber fencing. Artificial grass with stone chippings. Raised decked patio area.

## 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

