



13 Golwg Y Coed, Barry CF63 1AD £285,000 Freehold

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

Nestled in the charming area of Golwg Y Coed, Barry, this modern semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all occupants. The modern design of the house enhances its appeal, offering a fresh and contemporary living environment.

Additionally, the property features parking for two vehicles, a valuable asset in today's busy world. This semi-detached home is ideally situated, allowing easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of comfort and practicality.

Don't miss the chance to make this house your home.



FRONT

Open plan front garden with shrubbery. Stone chippings. Pathway leading to a composite front door. Parking to the side for two vehicles. Side access leading to the rear garden.

Entrance Hallway

6'1" x 4'10" (1.85m x 1.47m)

Smoothly plastered ceilings. Smoothly plastered walls. Fitted carpet. Radiator. Door opening to kitchen/diner.

Kitchen/Diner

14'9" x 15'9" (4.50m x 4.80m)

Smoothly plastered ceiling with inset spotlights. Smoothly plastered walls. LVT wood effect flooring. UPVC double glazed windows to the front and rear. Radiator. Door to storage cupboard, cloakroom/WC and living room. Fitted kitchen comprising of eye level and base units. Solid oak work surfaces with complementary uprisers. Integrated Bosch electric oven and four ring gas hob, extractor fan inset above. Integrated dish washer and washing machine. Space for fridge freezer. Wall mounted combination boiler.

Cloakroom/WC

5'10" max x 3'07" max (1.78m max x 1.09m max)

Smoothly plastered ceiling. Smoothly plastered walls. Tiled to splash-back areas. Continuation of flooring. UPVC double glazed window to the rear. Radiator. WC. Pedestal wash-hand basin.

Living Room

15'10" max x 13'05" max (4.83m max x 4.09m max)

Smoothly plastered ceiling. Smoothly plastered walls. LVT wood effect flooring. UPVC double glazed window to the front. UPVC double glazed French doors opening to the rear garden. Radiator. Fitted carpet stairs rising to the first floor.

FIRST FLOOR

Landing

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the front aspect. Doors to three bedrooms and Family bathroom.

Bedroom 1

12'05" max x 9'08" max (3.78m max x 2.95m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the front. Radiator. Double fitted wardrobes. Door opening into en-suite.

En-suite

7'01" max x 4'07" max (2.16m max x 1.40m max)

Smoothly plastered ceiling. Smoothly plastered walls with ceramic tiles. Wood effect vinyl flooring. Shower cubicle with electric shower over. Close coupled toilet. Wash-hand basin. UPVC double glazed opaque glass window to the rear. Radiator.

Bedroom 2

14'02" max x 8'10" max (4.32m max x 2.69m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Double fitted wardrobes. UPVC double glazed window to the front. Radiator.

Bedroom 3

10'1" max x 8'9" max (3.07m max x 2.67m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear. Radiator.

Bathroom

6'09" max x 6'08" max (2.06m max x 2.03m max)

Smoothly plastered ceiling. Smoothly plastered and ceramic tiled walls. Radiator. Vinyl flooring. UPVC double glazed window to the rear. Wash-hand basin. WC.

REAR

A fully enclosed rear garden with timber fencing. Paved patio areas with artificial grass, stone chippings and space for pot plants. Space for garden shed. Side access to carport providing off road parking. Outside lighting and tap.

TENURE

We have been advised that the property is freehold.

COUNCIL TAX

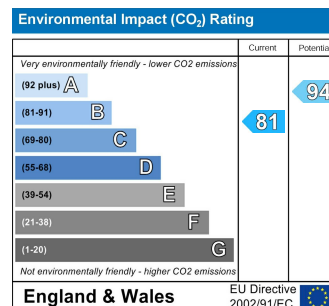
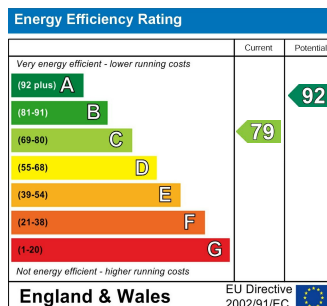
Council tax band D

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.

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.



www.ninaestateagents.co.uk

