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49 Mariners Walk, Barry CF62 5AY
£259,950 Freehold

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

Situated in the charming Mariners Walk, Barry, this delightful end terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms with an en-suite to the master bedrooms and a family bathroom, this property is ideal for small families or professionals seeking a serene environment.

Upon entering, a entrance hallway leading to a spacious living room that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the kitchen / dining area, which boasts integrated appliances and French doors that open seamlessly to the rear garden. This feature not only enhances the natural light within the space but also creates an ideal setting for entertaining guests or enjoying family meals.

Convenience is key, with a cloakroom w.c. located on the ground floor, along with ample under stairs storage available ensuring practicality for everyday living.

The rear garden has laid paved patio, laid Astro turfed lawn. Side access to the front of the property. The garden also features two storage sheds.

Additionally, the property offers parking for two vehicles, a valuable asset in this desirable location. Mariners Walk is well-positioned, providing easy access to local amenities and transport links, making it a wonderful place to call home. This property is not to be missed, offering a perfect combination of style, comfort, and practicality.







FRONT
Driveway with parking for two vehicles. Planted established shrubbery. Block paved pathway leading to a composite front door. Side access to rear garden.

Entrance Hallway
5'07 x 6'04 (1.70m x 1.93m)
Smoothly plastered ceiling and smoothly plastered walls. Wood laminate flooring. Wall-mounted radiator. Fitted carpet staircase rising to the first floor. Wood Framed door leading into the living room. Composite front door with obscured glass insert.

Living Room
11'10 13'04 (3.61m 4.06m)
Smoothly plastered ceiling and smoothly plastered walls. Wood laminate flooring. Wall-mounted radiator. UPVC double glazed window to the front elevation. Through opening to kitchen / dining. Wood framed door leading to the entrance hallway.

HALLWAY
3'04 x 5'04 (1.02m x 1.63m)
Smoothly plastered ceiling and smoothly plastered walls. Wood laminate flooring. Through opening to kitchen / dining. Through opening to living room. Wood framed doors leading to a W.C Cloakroom and storage cupboard.

W.C Cloakroom
3'04 x 6'02 (1.02m x 1.88m)
Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Pedestal wash hand basin with ceramic tiled splashbacks. Close couple toilet. Wood framed door leading to the inner hallway.

Kitchen / Dining
8'04 x 15'05 (2.54m x 4.70m)
Smoothly plastered ceiling with vent extractor and smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed French doors leading to the rear garden with side windows. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Stainless steel one and half bowl sink. Integrated four ring gas hob. Stainless steel cooker hood with stainless steel splashback. Integrated oven. Space for washing machine, Space for fridge/freezer. Ample room for dining furniture.

FIRST FLOOR

First Floor Landing
7'00 x 9'07 (2.13m x 2.92m)
Smoothly plastered ceiling with loft access, and smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood framed doors leading to bedrooms one, two and three. A further wood framed door leading to the family bathroom.

Bedroom One
9'11 x 11'02 (3.02m x 3.40m)
Smoothly plastered ceiling and smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood framed door leading to an en-suite shower room. Built in double wardrobe. Wood framed door leading to the first floor landing.

En-Suite Shower
5'05 x 5'09 (1.65m x 1.75m)
Smoothly plastered ceiling with vent extractor, and smoothly plastered walls. Porcelain tiled splashbacks and flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet. Shower with electric shower overhead. Wood framed door leading to bedroom one.

Bedroom Two
8'06 x 10'06 (2.59m x 3.20m)
Smoothly plastered ceiling and smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in wardrobe. Wood framed door leading to the first floor landing.

Bedroom Three
6'07 x 10'00 (2.01m x 3.05m)
Smoothly plastered ceiling and smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door leading to the first floor landing.

Family Bathroom
5'07 x 6'08 (1.70m x 2.03m)
Smoothly plastered ceiling with vent extractor and smoothly plastered walls. Porcelain tiled splashbacks. Vinyl flooring. Wall mounted radiator. Bath, Pedestal wash hand basin. Close coupled toilet. Wood framed door leading to the first floor landing.

REAR
Enclosed rear garden. Paved patio area. Paved pathway. Laid Astro turfed lawn. Feather edged fencing surrounding. Side access to front. Storage sheds. UPVC double glazed French doors leading to the kitchen / dining.

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.

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.

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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.









