



## 323 Holton Road, Barry CF63 4HX £171,500 Freehold

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

**\*\*FANTASTIC FIRST TIME BUY\*\*** An ideal opportunity to acquire this immaculately presented, two bedroom semi detached property, situated close to the town centre providing access to all local amenities and walking distance to Barry Dock train station with regular services to Cardiff and Bridgend. Viewing is essential to appreciate.

Briefly comprising, entrance hallway, living room and fitted kitchen/dining area with door opening to rear garden. To the first floor, two double bedrooms and a family bathroom. To the front, steps ascending with a tiered front garden, space for pot plants and artificial grass. To the rear, a tiered garden with paved patio and timber decking. Benefiting from UPVC double glazing throughout and gas central heating.



## FRONT

Tiered front garden with artificial grass and space for pot plants. Steps ascending. UPVC double glazed front door opening to the entrance hallway.

## ENTRANCE HALLWAY

Textured ceiling with spotlight, plastered walls. Staircase rising to first floor landing with fitted carpet. Radiator. Wood effect flooring. Door into;

## LIVING ROOM

14'7" x 10'5" (4.47 x 3.20)

UPVC double glazed window to the front elevation. Textured ceiling with coving. Feature fireplace with electric fire in situ. Radiator. Continuation of the wood effect flooring. Sliding door into;

## KITCHEN/DINING

13'8" x 9'10" (4.19 x 3.00)

Smoothly plastered ceiling and walls. Tiling to floor. UPVC double glazed windows and door to the rear elevation. Range of wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Built in oven with four ring gas hob and extractor fan above. Ample space and plumbing for under counter white goods. Tiling to splash back areas. Space for dining. Radiator.

## FIRST FLOOR

### LANDING

Textured ceiling, plastered walls. Access to loft space. Dado rail. Fitted carpet flooring. Doors to all rooms.

### BEDROOM ONE

13'10" x 8'11" (4.22 x 2.74)

Textured ceiling and plastered walls. UPVC double glazed windows to the front elevation with distant sea views. Radiator. Tile effect vinyl flooring.

### BEDROOM TWO

12'9" x 8'0" (3.89 x 2.44)

Textured ceiling and plastered walls. UPVC double glazed window to the rear elevation. Built in storage cupboard housing the wall mounted combination boiler. Radiator. Fitted carpet flooring.

### FAMILY BATHROOM

6'2" x 5'4" (1.88 x 1.65)

Textured ceiling. UPVC double glazed obscure window to the rear elevation. Tiling to all walls. Three piece suite comprising; Close coupled toilet, pedestal wash hand basin with twin taps over and bath with twin taps and shower attachment over. Radiator. Wood effect vinyl flooring.

### REAR GARDEN

Enclosed with brick built wall and timber fencing surrounding. Timber gate to rear giving lane access. Paved patio and timber decking. Artificial grass to further raised patio.

### 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		
(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		



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Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350

