



23 Aeron Close, Barry CF62 7PX £230,000 Freehold

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

Situated in a tranquil cul-de-sac on Aeron Close, Barry, this modern terraced house presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms and a family bathroom, making it ideal for those seeking a comfortable family home.

Upon entering, you are welcomed by a bright entrance hallway that leads to a spacious living room.

This inviting space features French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen/diner is generously sized, perfect for family meals and entertaining guests. Additionally, a convenient cloakroom is located on the ground floor.

The first floor houses three bedrooms, each offering ample space and natural light, along with a family bathroom that caters to all your needs.

To the front an enclosed garden, with laid decorative chippings and planted established shrubbery.

The rear garden is a delightful low-maintenance area, complete with a decked patio and a charming pergola, providing an ideal setting for garden furniture and outdoor relaxation. Access to the rear lane adds practicality to this lovely outdoor space.

With UPVC double glazing and gas central heating via a combination boiler, this property ensures comfort throughout the year. Its prime location offers easy access to Pontypridd Road, leading directly to the M4 and Cardiff, making it perfect for commuters.

This property is not just a house; it is a home waiting to be filled with memories. Viewing is highly recommended to fully appreciate all that it has to offer.



FRONT

Enclosed front garden, laid decorative chippings. Planted established shrubbery. Paved pathway. Composite front door leading to the entrance hallway.

Entrance Hallway

5'10 x 14'08 (1.78m x 4.47m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass inserts. Wood framed glazed doors leading to the living room, kitchen / dining. A further wood panelled door leading to the W.C. Cloakroom. Fitted carpet staircase rising to the first floor. Access to storage cupboard.

Living Room

11'04 x 17'07 (3.45m x 5.36m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelling. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass. UPVC double glazed French doors leading out to the rear garden. Wood framed glazed door leading to the entrance hallway.

Kitchen / Dining

11'03 x 14'08 (3.43m x 4.47m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Porcelain tiled splashbacks. Space for fridge / freezer, washing machine and tumble dryer. Access to storage cupboard. Wood framed glazed door leading through to the entrance hallway.

W.C Cloakroom

3'04 x 4'11 (1.02m x 1.50m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window with obscured glass to the front elevation. Close coupled toilet. Wall mounted sink. Wood panelled door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'09 x 11'08 (2.06m x 3.56m)

Textured ceiling with fixed loft ladder (Please note the attic area is boarded with lighting.) Smoothly plastered walls - part papered. Fitted carpet flooring fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to storage cupboard.

Bedroom One

10'08 x 11'06 (3.25m x 3.51m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in wardrobe. Wood panelled door leading to the first floor landing.

Bedroom Two

10'07 x 11'03 (3.23m x 3.43m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to built-in wardrobes. Wood panelled door to the first floor landing.

Bedroom Three

8'05 x 6'06 (2.57m x 1.98m)

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

Family Bathroom

5'07 x 6'05 (1.70m x 1.96m)

Smoothly plastered ceiling with vent extractor, Aqua panelled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin, bath with thermostatically controlled shower overhead. Close coupled toilet. Wood panelled door to first floor landing.

REAR

Enclosed rear garden. Decked patio area. Pergola. Rear lane access. UPVC double glazed French doors leading to the living room.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		71	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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