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2 Westbourne Court, Barry CF63 1EL £230,000 Freehold

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

An opportunity to acquire a two bedroom semi detached dormer bungalow, placed in a quite cul-de-sac position and located in the East End of Barry. The link road is a short drive away leading to Culverhouse cross and the M4. Convenient store and public transport is within walking distance. Viewing is essential to appreciate.

The property briefly comprises, entrance porch, hallway leading to living room and a fitted kitchen, a rear lobby gives access to a family bathroom and dining room, opening to a conservatory. To the first floor, two double bedrooms and cloakroom/w.c. To the front, spacious driveway providing ample off road parking leading to a detached garage. To the rear, an enclosed garden with laid lawn, patio and mature trees and shrubs. The property benefits from UPVC double glazing and gas central heating.



FRONT

Driveway providing ample parking leading to a detached garage with electric roller shutter door, light, power and storage. Side access to rear garden. Stone chippings. Flower beds and shrubs. UPVC double glazed opaque glass front door with side panel.

Entrance Porch

5'7" max x 4'8" max (1.70m max x 1.42m max)

Smoothly plastered ceiling. Papered walls. Oak parquet flooring. Glazed inner door and side panel.

Hallway

Smoothly plastered ceiling. Coving. Papered walls. Fitted carpet. Stairs rising to the first floor. Radiator. Doorway into kitchen. Door opening into living room.

Living Room

13'3" max x 12'6" max (4.04m max x 3.81m max)

Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed bay window to the front. Radiator.

Kitchen

13'0" max x 6'5" max (3.96m max x 1.96m max)

Smoothly plastered spotlighted ceiling. Coving. Smoothly plastered walls. Ceramic tiled floors. UPVC double glazed opaque glass back door and window to the rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated eye level double gas oven. Integrated fridge and freezer. Gas hob with extractor over. Integrated dishwasher. Space for washing machine. Two bowl sink. Wall mounted Worcester combination boiler.

Rear Lobby

Rear lobby providing access to dining room and bathroom.

Dining Room/Bedroom

13'0" max x 7'7" max (3.96m max x 2.31m max)

Textured ceiling. Coving. Papered walls. Laminate flooring. Aluminium double glazed sliding patio doors opening to conservatory. Radiator.

Conservatory

11'7" max x 8'7" max (3.53m max x 2.62m max)

Poly-carbonate roof. UPVC double glazed windows. UPVC double glazed sliding patio door opening to the garden. Vinyl flooring.

Bathroom

7'0" max x 4'10" max (2.13m max x 1.47m max)

Plastered ceiling with spotlighting. Plastered walls. Tiled flooring and tiled splashback areas. Shower cubicle with mains operated shower over. Vanity wash hand basin and w.c with storage. Towel rail heater.

FIRST FLOOR

Landing

Smoothly plastered ceiling. Attic hatch. Papered walls. Fitted carpet. Doors to two bedrooms and cloakroom/w.c.

Bedroom 1

15'1" max x 9'2" max (4.60m max x 2.79m max)

Smoothly plastered vaulted ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the side. Radiator. Fitted wardrobes.

Bedroom 2

10'0" max x 7'10" max (3.05m max x 2.39m max)

Smoothly plastered vaulted ceiling. Papered walls. Fitted carpet. Velux window to the rear. Radiator. Storage into the eaves.

Cloakroom/w.c.

6'7" max x 4'8" max (2.01m max x 1.42m max)

Tongue and groove ceiling. Papered walls. Vinyl flooring. Velux window to the front. Close coupled cistern w.c. Vanity unit wash-hand basin. Storage into eaves.

REAR

Patio area. Laid lawn. Further patio area to rear. Shed. Flower beds and shrubs. Garage access.

COUNCIL TAX

Band C

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.

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.

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.

