



8 Glynbridge Close, Barry CF62 9FN £230,000 Freehold

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

A detached bungalow that has been updated over the years by its present owners and is ideally placed in a cul de sac position.

Situated off Port Road providing easy access to M4. Briefly comprising, porch, entrance hallway, kitchen, living room with patio doors leading to conservatory giving access to the garden. three bedrooms, family bathroom. To the front, driveway and hardstanding providing ample parking, side access. To the rear, a level, enclosed, low maintenance garden planted with shrubs and leading to a bar. Benefiting from UPVC double glazing throughout and gas central heating via a combination boiler. Suitable for all mobility needs.



Front

Driveway, slate chippings, pathway leading to UPVC double glazed doors into porch.

Porch

3'10 x 3'1 (1.17m x 0.94m)

Tongue and groove timber ceiling, panelled walls and ceramic tile floor, obscured glass inner door into the hallway.

Entrance Hallway

Smoothly plastered ceiling, smoothly plastered walls, laminate flooring and a radiator.

Kitchen

13' x 7'8 (3.96m x 2.34m)

Smoothly plastered ceiling, smoothly plastered walls, ceramic tiled floor UPVC double glazed window overlooking the front. Wall units, base units and work surfaces over. Space for electric cooker, an extractor over, space for American-style fridge freezer, space for washing machine and a two bowl stainless steel sink.

Lounge

17'4 x 11'10 (5.28m x 3.61m)

Smoothly plastered ceiling, smoothly plastered walls, laminate flooring an aluminium double glazed sliding patio door into the conservatory and a radiator.

Conservatory

8'10 x 8'8 (2.69m x 2.64m)

Smoothly plastered spotlighted ceiling, UPVC double glazed window and door overlooking the garden. Laminated flooring and a radiator.

Rear Hallway

Smoothly plastered ceiling, attic hatch, smoothly plastered walls, fitted carpet. A cupboard concealing a wall mounted gas combination boiler and space for tumble dryer.

Bedroom 1

15'max x 14'10max (4.57mmax x 4.52mmax)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet UPVC double glazed window overlooking the front. Fitted wardrobes, radiator and door leading to the family bathroom.

Bedroom 2

11'1 x 9'5max (3.38m x 2.87mmax)

Smoothly plastered ceiling, smoothly plastered walls, laminate flooring UPVC double glazed window overlooking the rear. Fitted wardrobe with mirrored sliding doors and a radiator.

Bedroom 3

11' z 6'6 (3.35m z 1.98m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet UPVC double glazed window overlooking the garden and an UPVC double glazed window overlooking the side and a radiator.

Bathroom

9'5 x 7'8 (2.87m x 2.34m)

Smoothly plastered spotlighted ceiling, floor-to-ceiling ceramic tiled walls, ceramic tiled floor. UPVC double glazed obscure glass window to the side. Concealed cistern toilet, vanity unit wash hand basin, P

shape bath with a mains pressure contemporary shower nozzle over and a contemporary chrome towel rail radiator.

Rear

Decked patio area, slate chippings, garden shed, gated side access.

COUNCIL TAX

Council tax band

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

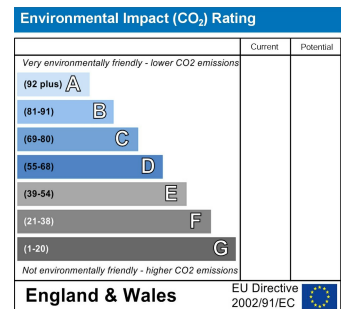
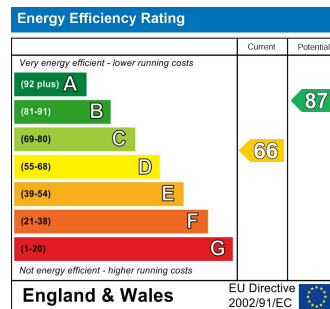
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.

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.



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