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16 Field View Road, Barry CF63 1ED £155,000 Freehold

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

This three bedroom, semi detached dwelling placed in close proximity of all amenities, shops and schools. Viewing is essential. This lovely family home that briefly comprises, entrance hall, lounge, dining room, fitted kitchen. To the first floor, three bedrooms and a replacement family bathroom, low maintenance rear garden, access into garage, driveway providing parking. Benefiting from gas central heating and UPVC double glazing throughout. Viewing essential.



FRONT

Low maintenance front garden with driveway giving access to the garage providing off road parking. Garage Single garage with metal door.

Entrance

Accessed via front door, stairs to the first floor, ceiling light point, storage cupboard, doors to:

Lounge

12' 11" max x 12 (3.66m 3.35m max x 3.66m)

Papered ceiling, coving, papered walls UPVC double glazed front window overlooking the front ceiling, fitted carpets radiator, feature fire place with gas fire and wooden mantle and surround, radiator.

Dining Room

10' 7" x 9' 11"

Papered ceiling, coving smoothly plastered walls, Double glazed french doors opening to the rear garden, radiator.

Kitchen

10' 2" x 8' 9"

Fitted with a range of wall and base level cupboard and drawer units with work surfaces over, sink. Space for gas cooker, fridge/freezer and washing machine. UPVC double glazed rear window overlooking the garden UPVC double glazed door to side.

First Floor Landing

Textured ceiling attic hatch coving papered walls UPVC double glazed window to the side, radiator.

Bedroom 1

12' 1" x 12' 9" (3.66m 0.30m x 3.66m 2.74m)

Smoothly plastered ceiling coving papered walls fitted carpet UPVC double glazed window overlooking the front, radiator.

Bedroom 2

12' 9" max into recess x 10' 8"

Smoothly papered ceiling coving papered walls fitted carpet UPVC double glazed window overlooking the rear, radiator.

Bedroom 3

9' 1" max x 7' 11" max (2.74m 0.30m max x 2.13m 3.35m max)

Smoothly plastered ceiling coving papered walls fitted carpet UPVC double glazed window overlooking the front, radiator.

Bathroom

Newly fitted bathroom with smoothly plastered spotlighted ceiling, extractor, smoothly plastered walls, vinyl flooring, two UPVC double glazed windows. Close coupled cistern toilet, vanity unit wash hand basin, bath with a power shower over and a chrome towel rail radiator.

REAR

A low maintenance, courtyard style rear garden being mainly paved. Access into the garage.

COUNCIL TAX

Council tax band tba

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

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