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14 Goodwick Close, Barry CF62 9EF £142,500 Freehold

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

A well presented, two bed roomed semi detached property ideally placed near the link road leading to Cardiff and the M4. Viewing is essential to appreciate. Briefly comprising, entrance hallway, living room with stairs rising, modern fitted kitchen/breakfast, to the first floor, two double bedrooms and a family bathroom. To the front, a driveway providing ample parking, to the rear, a patio area with a tiered level laid to lawn garden. Benefiting from UPVC double glazing and gas central heating throughout via a combination boiler.



Front

Driveway leading to gated access to the rear garden, laid to lawn, flowerbeds, shrubs, trees. Steps ascending to UPVC double glazed obscure glass front door and side panel into the entrance porch.

Entrance Porch

5'5 x 4'7 (1.65m x 1.40m)

Textured ceiling, papered walls, fitted carpet, radiator and door into lounge.

Lounge

17'11 x 13'2 (5.46m x 4.01m)

Textured ceiling, coving, papered walls, fitted carpet UPVC double glazed window to the front, stairs rising, two radiators and a door leading to kitchen.

Kitchen

13' x 9' (3.96m x 2.74m)

Textured ceiling, papered walls, vinyl flooring UPVC double glazed window and door leading into the garden. Wall units, base units and work surfaces over, space for gas cooker, extractor, space for tall fridge freezer, space for washing machine, stainless steel sink and a radiator

Landing

Textured ceiling, attic hatch, coving, papered walls, fitted carpet, doors leading to 2 bedrooms and family bathroom.

Bedroom 1

13'5 x 9'6 (4.09m x 2.90m)

Textured ceiling, coving, papered walls, fitted carpet UPVC double glazed window to the front and a radiator.

Bedroom 2

13'5 x 9' (4.09m x 2.74m)

Textured ceiling, coving, papered walls, fitted carpet UPVC double glazed window to the rear. An airing cupboard also housing the wall mounted gas boiler and a radiator.

Bathroom

8'6 x 4'10 (2.59m x 1.47m)

Textured ceiling, floor-to-ceiling ceramic tiled walls, vinyl flooring UPVC double glazed obscured glass window to the side. Close coupled cistern toilet, pedestal wash hand basin, bath with an electric shower over and a radiator.

Rear

Patio area, steps ascending to laid lawn, flowerbed, shrubs and trees.

COUNCIL TAX

Council tax band tbc

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

