



70 Mariners Walk, Barry CF62 5AY £220,000 Freehold

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

A modern semi detached dwelling, constructed by Taylor Wimpey and placed on the popular Quays Development near Barry Waterfront. A new road leads to Barry Island leading to numerous beaches, coastal walks, Barry train station and Asda. The property was constructed in 2015, having one owner from new with NHBC guarantee remaining. Briefly comprising, entrance hallway, living room, w.c./cloakroom, spacious storage cupboard, kitchen/diner with French doors opening to rear garden. To the first floor, three bedrooms (master en-suite) and a family bathroom, To the front, designated parking and an area planted for shrubs. To the rear, a level garden with patio area, laid lawn and side access. The property benefits from UPVC double glazing and gas central heating via combination boiler. Ideally having two parking spaces, one outside the front and one to the right of the house. OFFERED WITH NO FORWARD CHAIN. Viewing recommended.



FRONT

Parking bay to front. Composite front door. Shrubs.

Entrance Hallway

Smoothly plastered walls. smoothly plastered ceiling. Laminate flooring. Radiator. Carpeted Stairs rising. Door leading to living area.

Living Room

13'7" x 8'11" max (4.14m x 2.72m max)

Smoothly plastered walls. smoothly plastered ceiling. Laminate flooring. Radiator. UPVC double glazed window overlooking the front. Door leading to cloakroom.

Kitchen/Diner

15'7" max x 12'5" max (4.75m max x 3.78m max)

Smoothly plastered walls. smoothly plastered ceiling. Tiled flooring. UPVC double glazed patio doors leading to the rear. Radiator. Fitted kitchen comprising of wall and base units. Gas Hob. Electric oven with extractor fan over. Space for washing machine and fridge freezer. Two bowl stainless steel sink.

Cloakroom

6'3" max x 3'4" max (1.91m max x 1.02m max)

Smoothly plastered walls. smoothly plastered ceiling. Tiled flooring. Pedestal wash hand basin. Close coupled system W.C. Radiator.

Landing

Smoothly plastered walls. smoothly plastered ceiling. carpet flooring. Radiator.

Family Bathroom

6'8" max x 5'9" max (2.03m max x 1.75m max)

Smoothly plastered walls. smoothly plastered ceiling. Splash back tiles. Tiled flooring. Close coupled system W.C. Pedestal wash hand basin. Bath. Radiator.

Bedroom 1

11'3" max x 10'11" max (3.43m max x 3.33m max)

Smoothly plastered walls. smoothly plastered ceiling. carpet flooring. Storage cupboard. Radiator. UPVC double glazed window overlooking the front. Radiator. Door leading to en-suite.

Ensuite

5'10" max x 5'7" max (1.78m max x 1.70m max)

Smoothly plastered ceiling. Splash back tiles. Tiled flooring. Radiator. UPVC double glazed opaque window to the front. shower cubicle with electric shower. Close coupled system W.C. Pedestal wash hand basin.

Bedroom 2

11'4" max x 8'7" max (3.45m max x 2.62m max)

Smoothly plastered walls. smoothly plastered ceiling. carpet flooring. Storage cupboard. Radiator. UPVC double glazed window overlooking rear. Radiator.

Bedroom 3

10'4" max x 6'7" max (3.15m max x 2.01m max)

Smoothly plastered walls. smoothly plastered ceiling. carpet flooring. Storage cupboard. Radiator. UPVC double glazed window overlooking rear. Radiator.

REAR

Low maintenance garden with patio. Composite Shed. Side access via gate leading to the front.

COUNCIL TAX

Council tax band is D

TENURE

We have been advised that the property is . You are advised to check these details with your solicitor as part of the conveyancing process.

DISCLAIMER

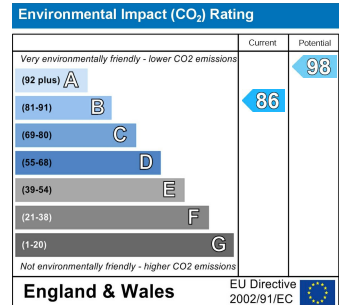
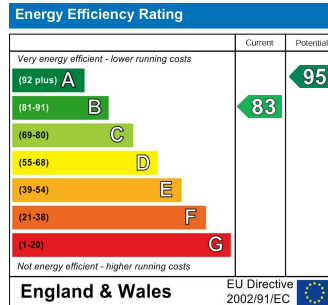
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.

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.

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.



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