1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA

Residential Sales

14 Winchester Close, Barry
Vale of Glamorgan CF62 7JH

£154,950

Freehold

VIEWING RECOMMENDED - A WELL PRESENTED SPACIOUS FAMILY HOME.....A well presented modern mid link property placed off Claude Road in the West End location of Barry with shops, schools and local bus links close by. Placed in a cul de sac position overlooking a grass verge. The property briefly comprises, entrance porch, spacious living room and fitted kitchen/breakfast room. To the first floor, three bedrooms and a family bathroom. Benefiting from gas central heating via a combination boiler and UPVC double glazing throughout. To the front, an enclosed laid to lawn garden, with a well maintained communal open space to front. To the rear, a tiered garden with laid lawn, patio area and gated rear access. AGENTS NOTE: Ample parking in a block in Woodstock Close and across the grass verge in Winchester Close via Claude Rd. An ideal first time buy in a convenient location.

FRONT
Gated front garden. Laid lawn. Pathway. Decked patio area. Tree. UPVC double glazed opaque glass front door.

Entrance Porch
5'10" max x 4'9" max (1.78m max x 1.45m max)
Textured ceiling. Smoothly plastered walls. Laminate flooring. Radiator. Glazed door opening into living room.

Living Room
17'5" max x 14'6" max (5.31m max x 4.42m max)
Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed bay window to the front. Radiator. Under-stairs storage cupboard. Glazed double doors opening into kitchen.

Kitchen/Breakfast Room
13'9" max x 9'8" max (4.19m max x 2.95m max)
Textured ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window and door to the rear. Integrated electric oven. Four burner gas hob with extractor over. Space for tall fridge freezer and washing machine. Two bowl stainless steel sink. Radiator. Stairs rising to the first floor.

FIRST FLOOR

Landing
Textured spotlighted ceiling. Attic hatch with drop down ladder. Doors to three bedrooms and bathroom. Radiator.

Bedroom 1
10'10" max x 10'6" max (3.30m max x 3.20m max)
Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Mirrored sliding wardrobe doors. Radiator.

Bedroom 2
10'10" max x 8'8" max (3.30m max x 2.64m max)
Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the front. Sliding door wardrobes. Radiator.

Bedroom 3
8'9" max x 7'8" max (2.67m max x 2.34m max)
Textured ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Radiator.

Bathroom
8'5" max x 6'7" max (2.57m max x 2.01m max)
Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with electric shower over. Radiator.

REAR
Enclosed rear garden. Patio area. Steps rising to laid lawn. Gated lane access. Garden shed. Door opening to storage room with wall mounted combination boiler.

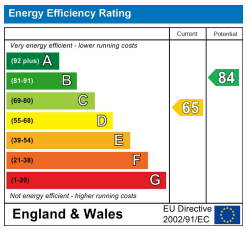
COUNCIL TAX
Council tax band C

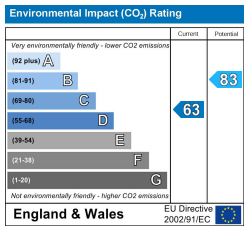
TENURE
We have been advised that the property is . You are advised to check these details with your solicitor as part of the conveyancing process.

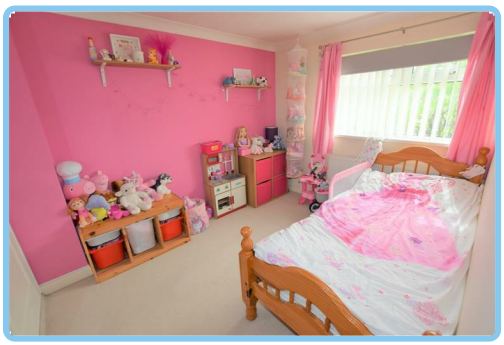
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully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

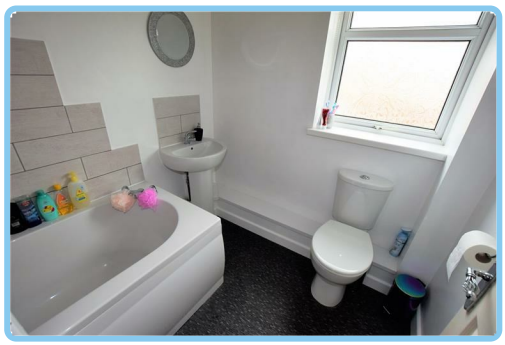
PROCEEDS OF CRIME ACT 2002
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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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