



## 20 Dawan Close, Barry CF62 7PZ £154,950 Freehold

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

A modern three bedroomed mid linked property placed in a cul de sac position off Severn Avenue and Cwm Talwg area of Barry. Pontypridd Road is in close proximity leading to M4/Cardiff. The property briefly comprises, porch, entrance hallway, living room, spacious fitted kitchen/diner, w.c. cloakroom, to the first floor, three bedrooms and a family bathroom. To the front, ample parking providing parking, enclosed patio with flower beds. To the rear, enclosed low maintenance garden with patio, access to brick built gym/storage. Lane access. Viewing recommended. An ideal first time buy property. UPVC double glazed and gas central heating via a combination boiler.



## FRONT

Low maintenance, front garden with flowerbeds, UPVC obscured double glazed front door.

## Entrance Hallway

Textured ceiling and coving, smoothly plastered walls, ceramic tile flooring. Stairs rising to first floor. Radiator.

## Lounge

15'6 x 14'4 (4.72m x 4.37m)

Textured ceiling and coving, smoothly plastered walls. Laminated flooring. Limestone fire surround. Radiator. UPVC double glazed window overlooking front. Door to rear lobby.,

## Rear Lobby

10:6 x 2'10 (3.05m;1.83m x 0.86m)

UPVC double glazed door to the rear. Laminated flooring. Door to W.C. cloakroom.

## Cloakroom

5'10 x 2'11 (1.78m x 0.89m)

Textured ceiling and coving, smoothly plastered walls, vinyl flooring. Obscured double glazed UPVC window overlooking rear. Close coupled low level w.c. Wall mounted wash hand basin.

## Kitchen

11'9 x 7'5 (3.58m x 2.26m)

Smoothly plastered ceiling with inset spotlights. Ceramic tiled flooring. UPVC double glazed window overlooking rear. Fitted kitchen comprising of eye level and base units with work surfaces over. Integrated electric oven and gas hob. Space for washing machine. Integrated fridge. Integrated freezer. Two bowl inset stainless steel sink. Radiator.

## Landing

Textured ceiling and smoothly plastered walls, attic hatch - housing combination boiler supplying gas central heating and hot water . Fitted carpets. Doors to bedrooms and family bathroom.

## Bedroom 1

10'8 x 9' (3.25m x 2.74m)

Textured ceiling and smoothly plastered walls, fitted carpets. UPVC double glazed window to the rear. Radiator.

## Bedroom 2

14'1 x 8'10 (4.29m x 2.69m)

Textured ceiling, coving and smoothly plastered walls, fitted carpets. UPVC double glazed window to the front. Radiator. Built in cupboard.

## Bedroom 3

8'7 x 7'7 (2.62m x 2.31m)

Textured ceiling and smoothly papered walls, fitted carpet.. UPVC double glazed fire escape window to the front. Radiator.

## Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Textured ceiling and floor to ceiling ceramic tiled walls, vinyl flooring. Obscure UPVC double glazed window to the rear. Concealed low level w.c. Vanity sink set into vanity unit. P Shaped bath with mains pressure shower over. Towel rail radiator.

## REAR

Enclosed, courtyard garden. Brick built shed. Gated access to lane. Storage shed currently being used as a gym.

## COUNCIL TAX

Council tax band C

## 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.

