



**24 Wolfe Close, Barry  
Vale of Glamorgan CF63 2AJ**

**£79,950  
Leasehold**

A ground floor apartment needing updating throughout, this two bedroomed apartment with an enclosed garden ideally placed in a cul de sac position. Cardiff and The M4 are in close proximity. A local Supermarket and schools are in near walking distance. The property briefly comprises, entrance hallway, two bedrooms, living room, kitchen and family bathroom. To the front pathway leading to storage shed, gated access leading to enclosed, low maintenance garden. Ample parking in a block. Viewing recommended. Approx. £60.00 MAINTENANCE per quarter payable to the local authority. Leasehold property with 98 years remaining.





## FRONT

Pathway leading to wooden opaque glass front door. Side panel. Gated side access to rear garden.

## Entrance Hallway

Textured ceiling. Papered walls. Fitted carpet. Radiator. Doors to living room, bedrooms, bathroom and storage cupboards.

## Living room

15'11" max x 11'10" max (4.85m max x 3.61m max)

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Door opening to kitchen.

## Kitchen

10'9" max x 7'7" max (3.28m max x 2.31m max)

Textured ceiling. Papered walls. Vinyl flooring. UPVC double glazed window to the rear. Fitted kitchen comprising of eye level and base units with worktops over. Space for gas cooker, washing machine, under counter fridge and freezer. Stainless steel sink. Wall mounted conventional boiler. Radiator.

## Bedroom 1

10'11" max x 10'10" max (3.33m max x 3.30m max)

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

## Bedroom 2

10'1" max x 9'0" max (3.07m max x 2.74m max )

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Airing cupboard.

## Bathroom

6'10" max x 5'7" max (2.08m max x 1.70m max )

Textured ceiling. Papered walls. Vinyl flooring. UPVC double glazed opaque glass window to rear. Cistern w.c. Wash-hand basin. Bath with electric shower over. Radiator.

## REAR

Block paved garden. Flower beds, shrubs and trees. Shed.

## COUNCIL TAX

Council tax band B

## TENURE

We have been advised that the property is a leasehold property with 98 years remaining. You are advised to check these details with your solicitor as part of the conveyancing process.

## DISCLAIMER

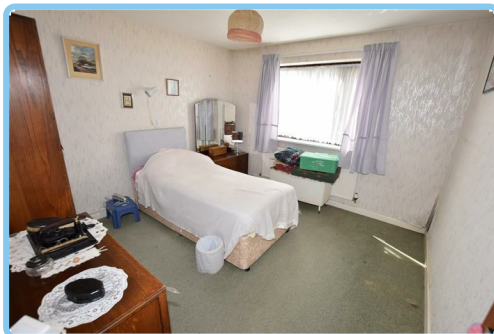
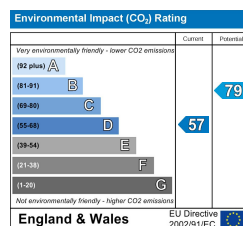
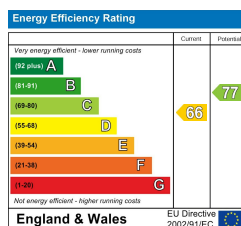
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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



Sales: (Tel) 01446 736888 (Fax) 01446 736111  
Email: [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk) Web: [ninaestateagents.co.uk](http://ninaestateagents.co.uk)  
Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA  
VAT No. 850 441 350