



8 Clos Tyniad Glo, Barry CF63 4QQ Offers In The Region Of £247,500

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTIONS | EPC RATING C

A modern town house situated on the ever popular location of Barry Waterfront close to a doctors surgery, shops, public transport and local play park. The Barry link road leading to the Cardiff/M4 is five minutes drive away. The property briefly comprises, to the ground floor, entrance hallway, bedroom three/study, w.c./shower room, utility room and a storage room (partitioned garage providing storage to the front and room to rear, with up and over door remaining). To the first floor, a fitted kitchen/diner with some integrated appliances, living room with french doors opening onto a Juliette balcony overlooking front, To the second floor, two bedrooms, (master with en-suite shower room) and family bathroom. UPVC double glazing and gas central heating. To the front and rear low maintenance gardens with decking and artificial grass. Viewing highly recommended. SOLD WITH NO ONWARD CHAIN



FRONT

Driveway opening to part garage. Artificial grass. Decorative slate chippings. Enter property via composite double glazed front door.

Entrance Hallway

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Laminate flooring. Contemporary radiator. Stairs rising to the first floor. Doors to cloakroom/shower room, utility room, bedroom 3/study and storage cupboard (partially converted garage).

Cloakroom/Shower

7'10" max x 7'9" max (2.39m max x 2.36m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Tiled to splash-back areas. Ceramic tiled flooring. UPVC double glazed opaque glass window to the front. Close coupled cistern w.c. Contemporary wash-hand basin. Sliding door shower cubicle with contemporary mains pressure over. Black towel rail radiator.

Utility Room

10'3" max x 3'5" max (3.12m max x 1.04m max)

Textured ceiling. Smoothly plastered walls. Laminate flooring. Composite double glazed door and UPVC double glazed window opening to rear garden. Kitchen base units with work surfaces over. China two bowl sink. Space for washing machine and tumble dryer. Radiator. Wall mounted conventional boiler.

Bedroom 3/Study

11'4" max x 8'6" max (3.45m max x 2.59m max)

Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the rear garden. Radiator.

Store-Room

14'1" max x 8'5" max (4.29m max x 2.57m max)

Textured ceiling. Smoothly plastered walls. Laminate flooring.

FIRST FLOOR

Landing

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Fitted carpet. Stairs rising to the second floor. Radiator. Door to living room and kitchen/diner.

Kitchen/Diner

16'10" max x 12'6" max (5.13m max x 3.81m max)

L-shaped kitchen/diner. Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. Two UPVC double glazed windows to the rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated double electric oven. Halogen hob. Sink. Integrated dishwasher and under-counter fridge. Radiator.

Living Room

16'10" max x 15'4" max (5.13m max x 4.67m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window and French doors opening to a Juliet balcony to the front. Two radiators.

SECOND FLOOR

Landing

Textured ceiling. Attic hatch. Coving. Smoothly plastered walls. Fitted carpet. Door to two bedrooms and bathroom. Airing cupboard.

Bedroom 1

13'2" max x 10'11" max (4.01m max x 3.33m max)

Smoothly plastered ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Radiator. Space for wardrobes. Storage cupboard.

En-Suite Shower Room

7'11" max x 3'7" max (2.41m max x 1.09m max)

Smoothly plastered ceiling. Ceramic tiled walls. Ceramic tiled flooring. UPVC double glazed opaque glass window to the front. Close coupled cistern w.c. Vanity unit wash-hand basin. Sliding door shower cubicle with contemporary mains pressure shower over. Chrome towel rail radiator.

Bedroom 2

11'11" max x 8'11" max (3.63m max x 2.72m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator. Space for wardrobes.

Bathroom

7'10" max x 7'7" max (2.39m max x 2.31m max)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern w.c. Pedestal wash-hand basin. Double ended free-standing bath and chrome towel rail radiator.

REAR

Enclosed rear garden. Patio area. Artificial grass. Planters and shrubs. Decorative slate chippings.

COUNCIL TAX

Council tax band E

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.

DISCLAIMER

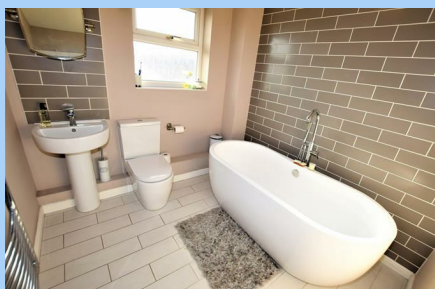
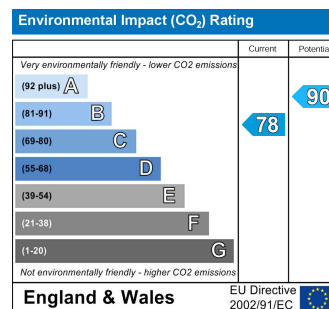
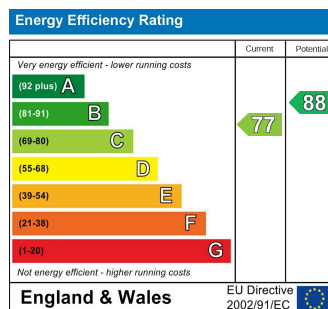
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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