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23 Columbus Close, Barry CF62 9HA Offers In The Region Of £195,000

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in Columbus Close, Barry, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The inviting reception room offers a comfortable area for relaxation and entertaining guests.

The house features one bathroom, providing essential amenities for daily living. A notable advantage of this property is the off-road parking available via the driveway, ensuring convenience for residents and visitors alike.

While the property is in need of modernisation, this presents a unique chance for buyers to personalise and enhance the space according to their tastes and preferences. The landscaped rear garden is a delightful feature, offering a serene outdoor area perfect for enjoying the fresh air, gardening, or hosting summer gatherings.

This semi-detached home is not just a property; it is a canvas awaiting your creative touch.

With its prime location and potential for transformation, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to invest, this house on Columbus Close is ready to welcome you.



FRONT

The front of the property features off-road parking via a concrete drive, alongside a lawn with mature shrubbery. A paved path leads to a uPVC double-glazed front door, which opens into an entrance porch. Outside Tap. A further pathway with a wooden gate provides access to the rear garden.

Entrance Porch

The porch has a textured ceiling, plastered walls, a wall-mounted consumer unit, a radiator, and uPVC double-glazed windows.

Living Room

25'3 15'3 (7.70m x 4.65m)

A wooden, glass-panelled door from the porch leads into the L-shaped living room, measuring. It features a textured ceiling with coving, plastered walls, and laminate flooring. The room has space for a dining area, with a uPVC double-glazed window to the front and sliding patio doors to the rear garden. It contains a wall-mounted radiator, and stairs with fitted carpet lead to the first floor.

Kitchen

11'7 x 6'4 (3.53m x 1.93m)

Accessed via a sliding wooden door from the living room. It has a textured ceiling, plastered walls, ceramic splashback tiles, and vinyl tile-effect flooring. A uPVC double-glazed window looks to the front. The kitchen is fitted with a range of eye-level and base units with laminate work surfaces. It includes a stainless steel one-and-a-half sink, an integrated electric oven, an integrated Neff four-ring gas hob with an extractor fan above, an integrated fridge and freezer, and plumbing for a washing machine.

First Floor

Landing

The first-floor landing has a textured ceiling with an extractor fan, plastered walls, laminate flooring, and loft access via a pull-down ladder. It provides access to the bedrooms and the family bathroom. An airing cupboard houses a wall-mounted combination boiler, shelving, and a radiator.

Bedroom One

14'1 x 9'5 (4.29m x 2.87m)

Textured ceiling, plastered walls, and fitted carpet flooring. A uPVC double-glazed window overlooks the front garden, and there is a wall-mounted radiator.

Bedroom Two

10'7 x 7'5 (3.23m x 2.26m)

Textured ceiling, plastered walls, and laminate flooring. A uPVC double-glazed window overlooks the rear garden, and it contains a wall-mounted radiator.

Bedroom Three

7'4 x 6'7 (2.24m x 2.01m)

Textured ceiling, plastered walls, and fitted carpet flooring. It includes a radiator and a uPVC double-glazed window that overlooks the rear garden.

Family Bathroom

6'4 x 6'0 (1.93m x 1.83m)

Textured ceiling with an extractor fan, PVC aqua-panelled and plastered walls, laminate flooring, and a wall-mounted radiator. It is fitted with a bath with twin taps and a mains-operated shower over, a pedestal wash hand basin with twin taps, and a close-coupled toilet.

REAR GARDEN

The rear garden features paved patio areas, with steps leading to a further

patio. It is landscaped with mature shrubbery and enclosed by a feather-edged flint and brick-built wall. There is space for a garden shed and outside lighting is installed.

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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