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2 Clement Place, Barry CF62 6SN
£300,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Situated in the charming area of Clement Place, Barry, this delightful dormer semi-detached bungalow offers a wonderful opportunity for those seeking a seaside retreat. With three generously sized bedrooms and two inviting reception rooms, this property provides ample space for both relaxation and entertaining.

The bungalow boasts a well-proportioned bathroom, ensuring convenience for family living. The spacious layout allows for a variety of design possibilities, making it an ideal canvas for those looking to modernise and personalise their new home.

One of the standout features of this property is the parking space available via driveway, a rare find in such a desirable location. Residents will appreciate the short stroll to the picturesque Old Harbour and The Knap, where the beauty of the coastline can be enjoyed.

While the property is in need of some modernisation, the price reflects this, offering a fantastic opportunity for buyers to invest in a home that can be tailored to their tastes. With its seaside location and spacious interiors, this bungalow is perfect for families, retirees, or anyone looking to embrace the coastal lifestyle.

Do not miss the chance to make this charming property your own and enjoy all that Barry has to offer.

FRONT

Front garden with paved pathways to a storm porch with wooden double doors. Traditional wooden glass-panel doors into entrance hallway. Mature shrubbery; brick-built boundary walls; wrought iron gate; block-paved frontage. Side access to up-and-over door for brick-built garage and driveway. Wooden door to conservatory with access to rear garden.

Entrance Porch

Hallway

Papered ceilings and walls; fitted carpet. Wooden door to wet room/shower room. Glass-panel door to kitchen. Further wooden doors to living room, dining room, and bedroom.

Living Room

14'1 x 11'1 (4.29m x 3.38m)

Papered ceiling; papered walls with picture rails; fitted carpet. Traditional 1930s-style fireplace with tiled surround and hearth. Bay-fronted UPVC double-glazed window. Wall-mounted radiator; fitted shelving units.

Sitting/Dining Room

14'0 x 12'3 (4.27m x 3.73m)

Ceiling tiles; papered walls with picture rails; fitted carpet. Storage cupboard. Wall-mounted radiator. Original doors and sash windows opening to rear conservatory.

Kitchen

9'5 x 8'6 (2.87m x 2.59m)

Textured ceiling; plastered walls; tiled/carpet flooring; ceramic feature tiled wall. Wall-mounted radiator. Eye-level wall units and base units; laminate work surfaces. Space for electric cooker; stainless steel splashback; extractor fan above. Stainless steel sink with drainer and twin taps. Wall-mounted combination boiler. Space for fridge-freezer.

Sun Room

18'3 x 5'4 (5.56m x 1.63m)

Polycarbonate roof; plastered walls; tiled/carpet flooring. UPVC double-glazed windows and doors. Door to rear garden; wooden traditional door to side elevation.

Bedroom Three

12'0 x 11'1 (3.66m x 3.38m)

Papered ceiling; papered walls with picture rails; fitted carpet. Double UPVC double-glazed front window. Wall-mounted radiator.

Wet Room

Plastered ceiling and porcelain tiled walls. Non slip flooring. UPVC double glazed obscured glass window. Walk-in shower with glass split opening shower screen. Mains operated shower over. Close coupled toilet. Vanity wash hand basin with mixer tap. Towel rail heater.

FIRST FLOOR

Landing

Timber-cladding to ceiling; wooden double-glazed Velux window. Airing cupboard and eaves storage. Wooden balustrade; wooden doors to bedrooms.

Bedroom One

13'0 x 12'5 (3.96m x 3.78m)

Timber and papered ceilings; papered walls; fitted carpet flooring. Fitted wardrobes. UPVC double-glazed side window with sea views across the Bristol Channel and beyond. Wall-mounted radiator.

W.C

5'9 x 2'9 (1.75m x 0.84m)

Papered ceiling; wooden Velux window. Ceramic tiled walls; fitted carpet. Pedestal wash hand basin with twin taps; close-coupled toilet. Vanity wash hand unit; towel rail heater.

Bedroom Two

12'1 x 8'2 (3.68m x 2.49m)

Timber and papered ceilings; papered walls; fitted carpet. UPVC double-glazed front window. Wall-mounted radiator.

REAR GARDEN

Fully enclosed with brick-built walls and feather-edged timber fencing. Paved pathways; laid lawn; established mature shrubbery around perimeter. Further paved patio area to rear. Access to garage via wooden door. Outside tap; handrails to kitchen.

GARAGE & DRIVEWAY

Driveway for one vehicle. Detached single brick built garage with up and over door.

COUNCIL TAX

Council tax band E.

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

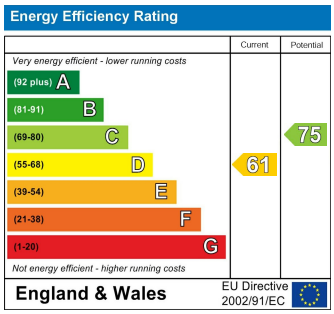
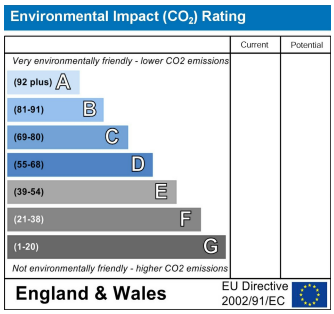
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.