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82 Merthyr Dyfan Road, Barry CF62 9TH
£165,000 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING E

This semi detached two bedroom property, with NO FORWARDING CHAIN, and requiring modernisation. Ideally placed on a through road overlooking greenery. The property is within walking distance to a local news agent and bus stop providing links to Cardiff/surrounding areas.

Briefly comprising, entrance hallway, living room, a large kitchen dining room, To the first floor, two bedrooms and a family bathroom.

To the front, laid to lawn, steps ascending, paved pathway. To the rear, a fully enclosed tiered garden with paved patio areas and planted established shrubbery and outbuildings.

Benefitting UPVC double glazing and gas central heating.

Viewing is essential to appreciate.







FRONT
Front garden, steps ascending, paved pathway. UPVC double glazed front door. Side access to rear garden.

Entrance Hallway
6'04 x 10'10 (1.93m x 3.30m)
Textured ceiling, textured walls, fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the side and UPVC double-glazed door leading to the front. Wood panel doors provide access to the living room and kitchen dining room. Fitted carpet staircase rising to the first floor.

Living Room
10'10 x 12'08 (3.30m x 3.86m)
Textured ceiling and textured walls, partly wood panelled. Carpeted flooring. Wall-mounted radiator. UPVC double-glazed window to the front. Wood panelled door leading to the entrance hallway.

Kitchen / Dining Room
8'03 x 19'07 (2.51m x 5.97m)
Textured ceiling, textured walls, vinyl flooring. Wall-mounted radiators. UPVC double-glazed window to the rear and UPVC double-glazed window to the side. Wall-mounted gas fire. Kitchen comprising of wall and base units with wood laminate worktops and stainless steel sink. Space for washing machine. Wood panel door leading to the rear garden and a further wood panel door leading to the entrance hallway. Access to storage.

FIRST FLOOR

First Floor Landing
4'04 x 8'03 (1.32m x 2.51m)
Textured ceiling with loft access, textured walls and fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double-glazed window to the side. Wood panel doors leading to bedrooms one and two, with a further wood panel door leading to the bathroom.

Bedroom One
8'11 x 17'08 (2.72m x 5.38m)
Textured ceiling, papered walls and fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed windows to the front. Access to storage. Wood panel door leading to the landing.

Bedroom Two
10'03 x 10'10 (3.12m x 3.30m)
Textured ceiling, papered walls and fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the rear. Wood panelled door leading to the landing.

Family Bathroom
5'05 x 8'02 (1.65m x 2.49m)
Textured ceiling, porcelain tiled walls and vinyl flooring. Wall-mounted radiator. UPVC double-glazed obscure glass windows to the rear and side. Walk-in double shower with electric shower overhead, toilet and pedestal wash hand basin. Wood panelled door leading to the landing.

REAR
Enclosed rear garden, elevated patio area, further raised laid lawn area, planted established shrubbery. Access to outbuildings. Side access to front.

COUNCIL TAX
Council tax band B

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









