



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## Wye Close, BARRY CF62 7TF £425,000 Freehold

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

Rare to the market and Nestled in the tranquil cul de sac of Wye Close, this beautifully presented detached bungalow offers a delightful living experience in the sought-after Cwm Talwg Estate of Barry's West End.

Upon entering, you are welcomed by a spacious hallway that leads to a charming living room, ideal for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen/diner, which features a cosy seating area and French doors that open out to the rear garden, seamlessly blending indoor and outdoor living. The kitchen is equipped with integrated appliances. Two well-proportioned bedrooms and a family shower room, this property is perfect for those seeking comfort and convenience.

The private enclosed garden is a true gem, boasting tiered sandstone patios and a lush lawn, surrounded by established shrubbery that provides a sense of tranquillity and privacy. Gated side access ensures ease of movement between the front and rear of the property.

Additional features include UPVC double glazing throughout, ensuring warmth and energy efficiency, as well as gas central heating via a modern combination boiler. The front of the property offers a driveway with ample parking for two vehicles, complemented by a well-maintained laid to lawn rockery area adorned with various plants.

This bungalow is not only a comfortable home but also a wonderful opportunity to enjoy a peaceful lifestyle in a desirable location. With its thoughtful layout and attractive outdoor space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own.



## FRONT

Enclosed front garden, Driveway providing ample room for vehicles. Laid to lawn. Planted established shrubbery. UPVC double glazed front door leading to the entrance hallway.

## Entrance Hallway

2'09 x 12'06 x 13'11 (0.84m x 3.81m x 4.24m)

Smoothly plastered ceiling with coving and loft access, smoothly plastered walls. LVT flooring. Wall mounted radiator's. Wood panelled doors leading to the living room, kitchen / dining. Further wood panelled doors leading to bedrooms one and two and shower room. Access to airing cupboard and storage cupboard's. W.C Cloakroom. UPVC double glazed front door leading to front drive.

## Living Room

11'01 x 19'06 (3.38m x 5.94m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio doors leading to the rear garden. Wood panelled door leading through to the entrance hallway.

## Kitchen / Dining

16'06 x 23'06 (5.03m x 7.16m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. LVT flooring. Wall mounted radiator and vertical radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading to the rear garden. UPVC double glazed sliding patio doors leading to a further patio area. A modern fitted kitchen comprising of wall and base units. Quartz worktops and up stands. Stainless steel 1 1/2 bowl sink. Integrated gas hob with cooker hood, integrated oven. Integrated fridge / freezer and integrated under counter freezer. Integrated dishwasher and washer dryer. Wood panelled door leading through to the hallway.

## W.C Cloakroom

3'04 x 3'06 (1.02m x 1.07m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Tiled flooring. UPVC double glazed window with obscured glass to front elevation. Close couple toilet. Wood panelled door leading to the entrance hallway.

## Bedroom One

9'07 x 11'09 (2.92m x 3.58m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed box bay window to the front elevation. Built-in wardrobes. Wood panelled door leading through to the hallway.

## Bedroom Two

8'03 x 8'09 (2.51m x 2.67m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the hallway.

## Shower Room

5'06 x 6'10 (1.68m x 2.08m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. LVT flooring. Ceramic tiled splashback's. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the side elevation. Vanity wash hand basin, shower with thermostatically controlled shower overhead. wall mounted radiator. Wood panelled door leading through to the hallway.

## REAR

Enclosed rear garden, laid to lawn. Tiered sandstone patio areas leading

from the living room and kitchen / dining area. Planted established shrubbery surrounding. Feather edged fencing. Side area for storage. Access to front.

## COUNCIL TAX

Council tax band D

## 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

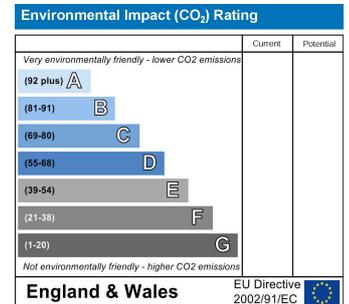
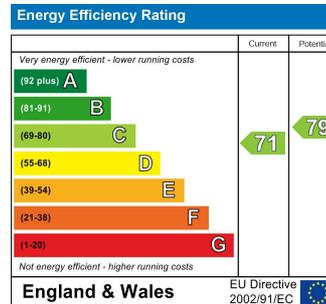
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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.



www.ninaestateagents.co.uk

