



28 Woodham Park, Barry CF62 8JF

£182,950 Freehold

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

A versatile end of terraced property sold with no onward chain and viewing is highly recommended. The property is conveniently placed off Colcot Road to the North of Barry in close proximity to schools, public transport, Barry Hospital, local shops and with easy access to link roads leading to Cardiff and M4 corridor.

Briefly comprising, entrance hallway, fitted kitchen to the front, living room with stairs rising to. The first floor, two bedrooms with built in wardrobes to the master bedrooms and a Bath room.

To the front driveway paved pathway and access to the rear garden. To the rear, an enclosed garden with a patio area and shrubbery surrounding. Benefiting from UPVC double glazing and gas central heating via combination boiler.

An ideal first time buy or for an investor looking for a buy to let.



FRONT

Driveway, Paved pathway leading to UPVC double glazed front door. Access to rear.

Entrance Hallway

3'07 x 7'06 (1.09m x 2.29m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. Through opening to kitchen. Wood door leading through to living / dining room. Access to storage.

Kitchen

7'03 x 9'04 (2.21m x 2.84m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Porcelain tiled splashback's. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for cooker, space for fridge / freezer, space for washing machine and dishwasher. Wall mounted combination boiler. Through opening to the entrance hallway.

Living / Dining Room

13'03 x 14'04 (4.04m x 4.37m)

Textured ceiling with coving papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window and patio leading to the rear garden. Fitted carpet staircase rising to the first floor. Access to storage. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

3'01 x 8'03 (0.94m x 2.51m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the first floor. Wood panelled doors, leading to bedrooms one and two. A further wooden door leading to the family bathroom.

Bedroom One

7'09 x 12'06 (2.36m x 3.81m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side. Built in double wardrobes. Wood panelled door leading through to the first floor landing.

Bedroom Two

7'08 x 8'06 (2.34m x 2.59m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Velux window. Wood panelled door leading through to the first floor landing.

Bathroom

5'03 x 9'05 (1.60m x 2.87m)

Textured ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. Pedestal wash hand basin, close coupled toilet, bath with thermostatic control shower overhead. UPVC double glazed window with obscured glass to the front. Wooden door leading through to the first floor landing.

REAR

Enclosed garden, with paved patio, laid to lawn with established shrubbery surrounding. Side access to front driveway. UPVC double glazed patio door leading to the living room.

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

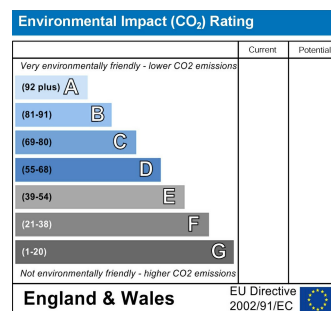
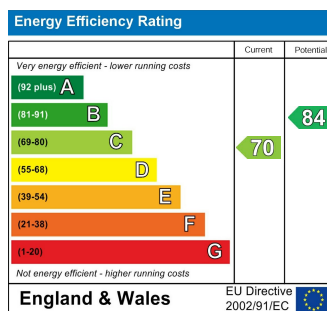
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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