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56 Gelyn-Y-Cler, Barry CF63 1FN
£230,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the charming area of Gelyn-Y-Cler, Barry, this delightful terraced house presents an ideal opportunity for first-time buyers seeking a low-maintenance home. The property boasts a welcoming reception room that provides a perfect space for relaxation and entertaining guests.

With two well-proportioned bedrooms, this residence is designed to accommodate a small family or individuals looking for extra space. The family bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the spacious rear garden, which offers a wonderful outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is perfect for hosting summer barbecues or for children to play safely.

For those with vehicles, the property includes two parking bays at the front, providing ample space for your cars and enhancing the convenience of daily living.

The kitchen is functional and well-equipped, making it a practical area for preparing meals and enjoying family time.

Overall, this terraced house in Gelyn-Y-Cler is a fantastic opportunity for anyone looking to step onto the property ladder in a friendly community. With its combination of comfort, convenience, and outdoor space, it is sure to appeal to a variety of buyers.

FRONT

The exterior front of the property provides parking for two vehicles. The front garden is comprised of stone chippings and a paved pathway with steps leading to the front door, which is surrounded by a wrought iron balustrade and has wall-mounted lighting.

Entrance Hallway

The ground floor hallway has a smooth plastered ceiling and walls, wooden laminate flooring, and a wall-mounted radiator. A composite obscure glass front door provides access. Doors lead to the living room and the WC cloakroom.

W.C/Cloakroom

4'8 x 2'7 (1.42m x 0.79m)

Smoothly plastered ceiling and walls, with access to the consumer unit. It features wood-effect vinyl flooring, a close-coupled toilet, and a wall-mounted wash basin with twin taps and a ceramic splashback. There is also a wall-mounted radiator and a UPVC obscure double-glazed window to the front.

Living Room

14'8 x 9'7 (4.47m x 2.92m)

The living room has a smooth plastered ceiling and walls, with laminate wood-effect flooring. A UPVC double-glazed window overlooks the front. It includes an under-stairs storage cupboard and a wall-mounted radiator. A doorway opens to the kitchen and dining space.

Kitchen/Dining Room

13'1 x 10'2 (3.99m x 3.10m)

Features a smooth plastered ceiling and walls, with tile-effect vinyl flooring. There is space for a large dining suite and a wall-mounted radiator. UPVC double-glazed French doors and a window open to the rear garden. The kitchen is fitted with eye-level and base units, laminate work surfaces, and an enclosed boiler. It has space for a fridge-freezer, plumbing for a washing machine and a slimline dishwasher, an integrated electric oven, and a gas hob with an extractor fan. A one-and-a-half stainless steel sink with a mixer tap and drainboard completes the kitchen. Newly fitted Baxi boiler(5 year warranty)

FIRST FLOOR

Landing

The first floor features smooth plastered ceilings and walls, with carpeted stairs and landing. There is loft access, a wall-mounted radiator, and an airing cupboard which houses the hot water tank and has fitted shelving.

Bedroom One

12'8 x 11'5 (3.86m x 3.48m)

Master bedroom has smooth plastered ceilings and walls, fitted carpet, and a wall-mounted radiator. A UPVC double-glazed window offers views of the front elevation, with distant sea views across the Bristol Channel. The room provides space for large furniture.

Bedroom Two

9'9 x 7'6 (2.97m x 2.29m)

Includes a smooth plastered ceiling and walls, fitted carpet flooring, and a wall-mounted radiator. A UPVC double-glazed window overlooks the rear of the property.

Family Bathroom

9'9 x 4'9 (2.97m x 1.45m)

The bathroom features a smooth plastered ceiling with an extractor fan, smooth plastered walls, and wood-effect vinyl flooring. It contains a close-coupled toilet, a pedestal wash hand basin with twin taps and a ceramic splashback, a wall-mounted radiator, and a bath with twin taps and an electric shower over, surrounded by ceramic splashback tiles. A UPVC obscure double-glazed window overlooks the rear.

REAR GARDEN

Paved patio to the ground level with steps rising to a tiered garden with scattered wood chippings, further paved patio and feather edge timber fencing surrounding. Outside lighting and tap.

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

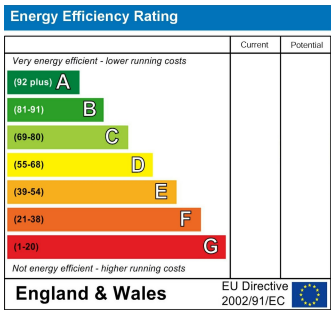
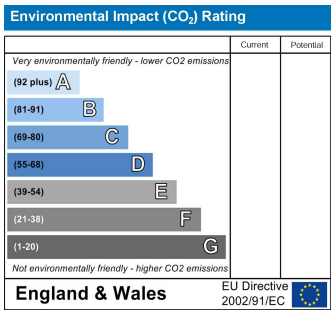
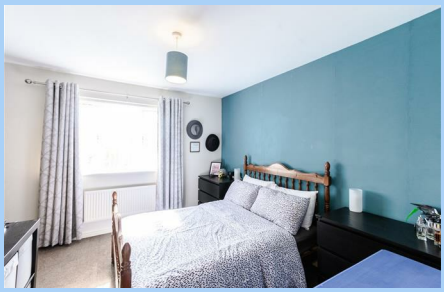
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.