



13 Carmarthen Close, Barry CF62 9AS £200,000 Freehold

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

Nestled in the charming area of Carmarthen Close, Barry, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

The surrounding neighbourhood is known for its friendly community and accessibility to local amenities, making it an excellent choice for those looking to settle in a vibrant yet tranquil environment.

This bungalow presents a wonderful opportunity for anyone seeking a low-maintenance home in a desirable location. With its practical layout and inviting spaces, it is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this charming property your own.



FRONT

Public green space with concrete steps rising to a enclosed front garden with concrete patio and space for garden furniture. Further steps with wrought iron gate leading tor UPVC double glazed front door opening to the entrance hallway. Side access with wooden gate leading to the rear garden.

Entrance Hallway

Smoothly plastered ceiling, papered walls with wood effect laminate flooring or wall mounted radiator. Solid oak doors opening to all main rooms. Loft access.

Bedroom One

13'1 x 12'4 (3.99m x 3.76m)

Smoothly plastered ceiling, papered walls, fitted carpet flooring, wall mounted radiator. Space for large wardrobes. Cupboard enclosing a wall mounted combination boiler. UPVC double glazed window overlooking the front elevation.

Bedroom Two

11'1 x 8'0 (3.38m x 2.44m)

Plastered ceiling, papered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window overlooking the front aspect.

Bathroom

6'11 x 5'11 (2.11m x 1.80m)

Plastered ceiling. PVC Aqua panelling surrounding. Laminate flooring. UPVC double glazed obscured glass window to the side aspect. Close coupled toilet. Pedestal wash basin with mixer tap. Bath with twin taps and mains operated shower over. Vertical towel rail heater. Extractor fan.

Living Room

14'6 x 12'4 (4.42m x 3.76m)

Smoothly plastered ceilings, smoothly plastered walls with feature wallpapered wall. Laminate wood effect flooring. Sliding UPVC double glazed patio doors opening to the rear garden. Radiator.

Kitchen

10'11 x 9'0 (3.33m x 2.74m)

Plastered ceiling, plastered walls, tiled flooring. UPVC double glazed window and door to the rear elevation. Kitchen comprises of eyelevel wall units, base units, work surfaces over. Ceramic splashback tiles surrounding. Integrated electric fan assisted oven and inset electric hob with extractor fan above. Plumbing for washing machine. Space for tumble dryer and space for fridge freezer. Wall mounted radiator.

REAR GARDEN

fully enclosed by brick built walls and feather edge timber fencing. Paved patio areas. Stone chippings. Raised flowerbeds with mature shrubbery. Wooden gate leading to the rear access with ample parking and access to garage. Outside tap.

GARAGE

Up and over door. Power and lighting throughout.

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

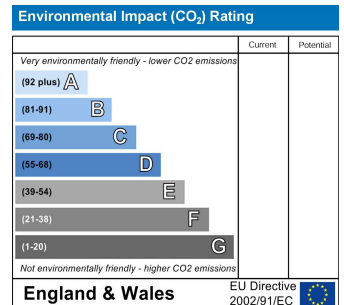
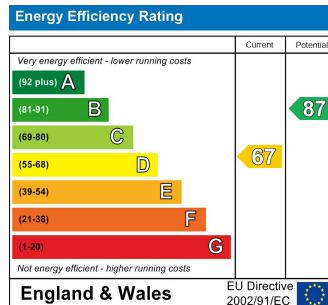
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PROCEEDS OF CRIME ACT 2002

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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