



12 Court Road, Barry CF63 4ET £285,000 Freehold

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

An immaculate mid terraced, four bedroom traditional dwelling offering spacious living throughout. Viewing is highly recommended to appreciate. Conveniently situated within Barry Town Centre and close to shops, schools and transport links.

Briefly comprising; entrance porch, hallway, lounge, dining room, w.c. cloakroom, kitchen/living room with French doors opening to rear. To the first floor; four bedrooms and a family bathroom. To the front a fore courted front garden. To the rear an enclosed level garden with patio area, laid with astro turf, surrounded by feather edge fencing, brick built storage sheds and lane access.

Benefiting from UPVC double glazing throughout and gas central heating.



FRONT

Four courted area with decorative chippings, wrought iron metal gates. Pathway leading into entrance porch via composite double glazed obscured glass front door.

Entrance Porch

Smoothly plastered ceiling with traditional coving, plastered walls. Ceramic tiles. Fitted carpet flooring. Wooden glass oak doors into entrance hallway.

Hallway

Plastered ceiling with traditional coving and decorative corbels, plastered walls. Victorian style ceramic tiles throughout. Fitted carpet stairs rising to 1st floor. Wooden oak doors to reception rooms, kitchen and WC.

Under stairs storage with space for American fridge/freezer. Wall mounted radiator.

Lounge

14'3 x 13'6 (4.34m x 4.11m)

Plastered ceiling with ceiling rose and traditional coving, plastered walls, fitted carpet flooring. UPVC double glazed bay fronted windows with wooden shutter blinds. Double wall mounted radiator. Electric fireplace.

Dining Area

12'8 x 11'2 (3.86m x 3.40m)

Plastered ceiling, coving, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the side elevation. Wall mounted radiator.

W.C/Cloakroom

5'7 x 2'11 (1.70m x 0.89m)

Plastered ceiling and walls with porcelain marble effect tiles and large porcelain tiles to the floor. Close coupled toilet, wall mounted wash basin with mixer tap over. UPVC obscured glass window to the side elevation.

Kitchen/Living Area

20'8 x 13'6 (6.30m x 4.11m)

Smoothly plastered ceiling with inset spotlights, plastered walls, large porcelain tiles to the floor. UPVC bay fronted double glazed windows to the side elevation. Double radiator. Fitted kitchen with base units and wall mounted units with breakfast bar. Integrated washing machine, tumble dryer and dishwasher, integrated 50/50 fridge freezer. Integrated four ring gas hob with electric extractor fan over. Fan assisted oven and grill. UPVC double glazed window to the side elevation. Patio doors to the rear garden.

FIRST FLOOR

Landing

Plastered ceiling, plastered walls, fitted carpet flooring, wooden oak doors to four bedrooms and family bathroom. Integrated bespoke storage with pull-out shoe rack and shelving.

Master Bedroom

17'1 x 15'10 (5.21m x 4.83m)

Smoothly plastered ceiling with coving and ceiling rose, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed bay fronted windows overlooking the front with wooden shutter blinds, wall mounted radiator. Space for large storage cupboards.

Bedroom Two

12'4 x 11'5 (3.76m x 3.48m)

Smoothly plastered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed windows overlooking the rear. Wall mounted radiator.

Bedroom Three

11'10 x 6'9 (3.61m x 2.06m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring. UPVC double glazed window to the side elevation. Wall mounted radiator.

Bedroom Four

9'5 x 8'6 (2.87m x 2.59m)

Smoothly plastered ceiling with attic hatch, plastered walls. UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

Family Bathroom

8'4 x 6'3 (2.54m x 1.91m)

Smoothly plastered ceiling, inset spotlights and extractor fan, plastered walls, large porcelain marble effect tile flooring. Chrome towel rail heater. Vanity wash basin with storage drawers, mixer tap over. Close coupled toilet. Bath with mixer tap over, porcelain marble effect tiles surrounding, rain shower overhead. Obscured glass double glazed window to the side elevation.

REAR

Large level slate patio with outhouses (one with electric and lighting). Astro turf. Enclosed with fencing. Space for pot plants. Wooden gate to lane access. Side courtyard with outside tap and lighting.

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

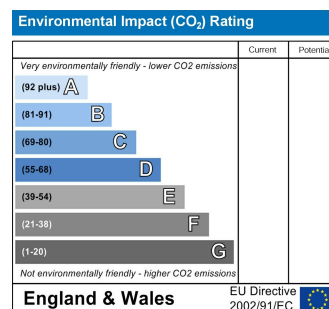
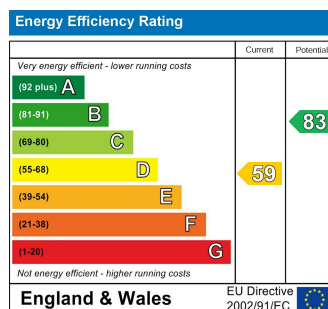
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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