



23 Liscum Way, Barry CF62 8AB

£320,000 Freehold

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

Nestled in the charming area of Liscum Way, Barry, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this desirable location.

With its appealing layout and practical amenities, this semi-detached house is not only a comfortable home but also a fantastic investment opportunity. The surrounding area offers a friendly community atmosphere, with local shops, schools, and parks within easy reach.

This property is perfect for those seeking a blend of comfort and convenience in a vibrant neighbourhood. Do not miss the chance to make this lovely house your new home.



FRONT

Block paved driveway for multiple vehicles. Raised flower boarder with mature shrubbery. Further driveway leading to a detached single garage with up and over door. Full power and lighting throughout garage. Wrought iron gate to the rear garden. UPVC double glazed obscured glass front door and side panel windows opening to the entrance hallway.

ENTRANCE HALLWAY

15'11 x 6'2 (4.85m x 1.88m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Stairs rising to the first floor. Radiator. Doors to living room and kitchen. Under stairs storage.

LIVING ROOM

14'9 x 11'8 (4.50m x 3.56m)

Textured ceiling with coving. Plastered walls. Laminate flooring. UPVC double glazed window to the front aspect. Media wall with fitted shelving. Inset electric feature fireplace and wiring for TV in situ. Radiator. Sliding glass panel doors opening to the kitchen/dining room.

KITCHEN/DINING ROOM

18'5 x 13'2 (5.61m x 4.01m)

Plastered ceiling with inset spotlights. Plastered walls. Wood effect vinyl flooring. Radiator. UPVC double glazed window to the side aspect. UPVC French doors opening to the rear garden. Kitchen comprises of, eye level wall units, base units and work surfaces over. Central island with breakfast bar, inset gas hob and storage under. Larder pantry storage. Enclosed wall mounted gas boiler. Stainless steel sink with mixer tap over. Ceramic splash back tiles. Space for family size dining table. Glass panel door to utility room.

UTILITY AREA

7'10 x 3'10 (2.39m x 1.17m)

Textured ceiling, plastered walls, tiled flooring. UPVC double glazed windows and door to the rear aspect. Plumbing for washing machine. Space for tumble dryer and fitted shelving units.

FIRST FLOOR

LANDING

10'11 x 8'1 (3.33m x 2.46m)

Textured ceiling, coving, plastered walls and fitted carpet flooring. UPVC double glazed window to the side aspect. Loft access. Doors to bedrooms and family bathroom. Airing cupboard housing hot water tank.

BEDROOM ONE

13'2 x 10'4 (4.01m x 3.15m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Triple fitted wardrobes. Radiator. UPVC double glazed window to the front aspect.

BEDROOM TWO

11'6 x 10'8 (3.51m x 3.25m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Fitted wardrobes. Radiator. UPVC double glazed window to the rear aspect.

BEDROOM THREE

10'9 x 8'2 (3.28m x 2.49m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Radiator. Fitted storage cupboard. UPVC double glazed window to the front.

FAMILY BATHROOM

7'7 x 6'0 (2.31m x 1.83m)

Textured ceiling. Tiled walls and flooring. UPVC double glazed obscured glass window. Vanity wash hand basin and toilet with fitted storage. Bath with mixer tap, electric shower over and bi-folding shower screen. Vertical towel rail heater.

REAR GARDEN

A fully enclosed rear garden with rendered walls and raised flower beds surrounding. Indian sand stone paved patio, laid to lawn with mature shrubbery. Children's play area with timber sleepers and wood chippings. Access to garage via wooden door. Outside tap.

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

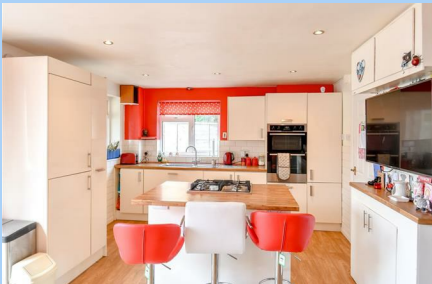
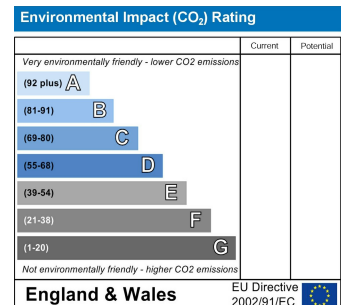
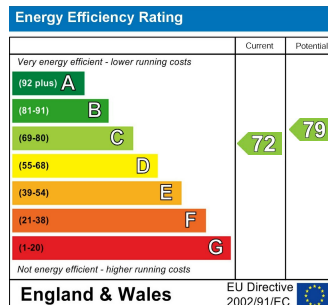
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

