



12 Walker Road, Barry CF62 8EL Offers In Excess Of £225,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

A well presented semi dwelling extended over previous years offering partial views over Barry Island and towards the Bristol Channel. In close walking distance to shops, schools and public transport.

Briefly comprising, entrance hallway, Living room, A modern fitted kitchen with through opening to and extended dining / sitting room with Bi- folding doors leading to the rear garden and an elevated terrace. A larger than average downstairs family shower room.

To the first floor, two double bedrooms and a single bedroom, a W.C Cloakroom. To the front, steps ascending to front, laid to lawn and Side access leading to the rear via double gates.

To the rear an enclosed landscaped garden with laid Astro turfed lawn. Planted established shrubbery. Pergola with additional space for garden furniture. Steps Ascending to a further sun terrace with sandstone pavers. Under terrace storage.

Benefiting from gas central heating and UPVC double glazing throughout.

VIEWING HIGHLY RECOMMENDED.

TENURE- The seller has advised us the property is FREEHOLD. The appointed conveyancer can clarify this.



FRONT

Enclosed front garden, steps ascending to a laid to lawn. Further steps ascending to a UPVC double glazed front door. Side access to rear via wooden double gates.

Entrance Hallway

4'06 x 5'09 (1.37m x 1.75m)

Textured ceiling, papered walls. Solid oak flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert to the side elevation. Wood panelled doors leading to Living room, kitchen, and downstairs bathroom. Fitted carpet staircase rising to the first floor.

Living Room

12'00 x 18'01 (3.66m x 5.51m)

Textured ceiling with coving, papered walls. Solid oak wood flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Log burning stove. Wood panelled door leading to under stairs storage. Wood panelled door leading to the entrance hallway. UPVC double glazed window to the front elevation.

Kitchen

11'03 x 11'11 (3.43m x 3.63m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Laminate flooring. Porcelain tiled splash backs. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Composite sink. Five ring gas hob. Integrated stainless steel cooker hood. Integrated oven and microwave. Space for fridge / freezer. Integrated dishwasher. Integrated washing machine. Through opening to dining and sitting area. Wood panelled door leading through to the entrance hallway.

Dining/Sitting Room

11'04 x 14'11 (3.45m x 4.55m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood laminate flooring. Vertical wall mounted radiator. UPVC double glazed window to the side elevation with partial channel views. UPVC double glazed window and UPVC double glazed bi - folding doors leading to the rear garden. Through opening to the kitchen.

Bathroom

5'05 x 9'08 (1.65m x 2.95m)

Smoothly plastered ceiling with inset lights and vent extractor. PVC panelling to walls. Mosaic ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin. Vanity toilet. Walk in double rainfall shower. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'11 x 8'11 (2.11m x 2.72m)

Textured ceiling with loft access with hatch and fitted ladder. Papered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation with part partial channel views. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. Wood panel sliding door leading to W.C. Cloakroom.

Bedroom One

11'04 x 11'09 (3.45m x 3.58m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing. House wall mounted combination boiler.

Bedroom Two

9'05 x 11'11 (2.87m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Bedroom Three

5'09 x 11'07 (1.75m x 3.53m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

W.C Cloakroom

2'06 x 5'07 (0.76m x 1.70m)

Textured ceiling, papered walls. Porcelain tiled splashback. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Corner sink. Wood panelled sliding door leading to the first floor landing.

REAR

Enclosed rear landscaped garden. Laid Astro turf lawn. Raised Sleepers with planted establish shrubbery. Pond. Power and lighting. Steps Ascending to a sandstone paved terrace area with bi - folding doors leading to the dining / sitting area. Pergola area with further Astro turfed lawn to the side. Storage under raised terrace. Double wooden gates to front.

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

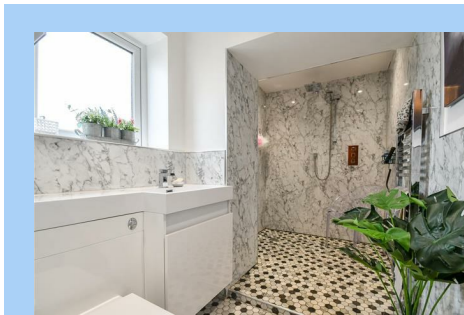
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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