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18 Churchfields, Barry CF63 1FP
Chain Free £230,000 Freehold

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

Situated in the charming area of Churchfields, Barry, this delightful end-of-terraced bungalow offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, both featuring fitted wardrobes, this property is ideal for those seeking a low-maintenance home without compromising on space.

As you enter, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fully fitted kitchen is designed with practicality in mind, offering ample storage and workspace for culinary enthusiasts.

The modern shower room adds a touch of contemporary elegance, ensuring convenience for daily routines. Outside, the property boasts a resin drive that provides parking for one vehicle, a valuable feature in this sought-after location.

This bungalow is not just a home; it is a lifestyle choice, offering easy access to local amenities and the beautiful surroundings of Barry. Whether you are a first-time buyer, downsizing, or looking for a peaceful retreat, this property is sure to meet your needs. Do not miss the opportunity to make this charming bungalow your own.







FRONT
Resin driveway. Side access leading to the rear elevation. UPVC double glazed front door opening to the entrance porch

Entrance Porch
4'1 x 2'8 (1.24m x 0.81m)
Plastered ceiling with inset spotlighting, UPVC side panel window. Wooden glass door opens to the living room.

Living Room
19'0 x 9'7 (5.79m x 2.92m)
Textured ceiling, plastered walls, laminate flooring. UPVC double glazed window to the front elevation. Wooden glass doors opens to the kitchen and inner hallway. Feature fireplace with timber surround and a wall mounted radiator.

Kitchen
10'5 x 9'9 (3.18m x 2.97m)
Inset spotlighting to the ceiling, plastered walls with ceramic tiles. Tile flooring. UPVC double glazed window and door to the rear elevation. Kitchen comprises of eye level wall units, base units with worksurfaces over. Integrated appliances fitted(fridge freezer, electric oven and gas hob). Pluming for washing machine. Sink with mixer tap over.

Inner Hallway
6'4 x 2'6 (1.93m x 0.76m)
Textured ceiling, plastered walls and doors opening to bedrooms and family shower room. Laminate flooring.

Bedroom One
13'1 x 10'1 (3.99m x 3.07m)
Textured ceiling, plastered walls and laminate flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Cupboard housing a wall mounted combi boiler. Radiator.

Bedroom Two
10'4 x 9'3 (3.15m x 2.82m)
Textured ceiling, plastered walls and laminate flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the front aspect. Radiator.

Shower Room
7'3 x 7'0 (2.21m x 2.13m)
Plastered ceiling, tiled walls and flooring. Close coupled toilet. Vanity wash hand basin. Shower cubicle with electric shower over. Towel rail heater. UPVC double glazed window to the side aspect.

REAR GARDEN
A fully enclosed rear garden with decorative paved patio, artificial grass and access to a brick built workshop with door opening. Composite and brick built walls surrounding. Outside tap and lighting. Side access leading to the front aspect.

COUNCIL TAX
Council tax band C.

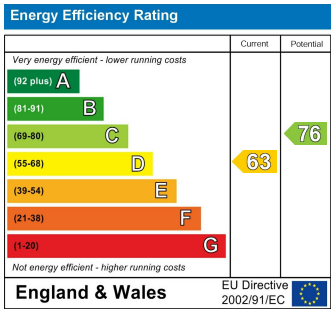
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

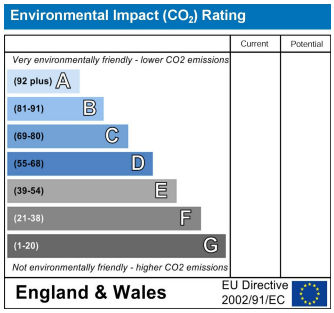
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.











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