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3 Dawan Close, Barry CF62 7PZ
£215,000 Freehold

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

Situated in the charming area of Dawan Close, Barry, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a peaceful retreat in a vibrant community.

Dawan Close is conveniently located, offering easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this lovely terraced house your new home.







FRONT
Front garden with paved patios, decorative flower borders with slate chippings, featheredge fencing, gate to paved pathway to front door; wall-mounted lighting; outside tap.

Entrance Hallway
15'2 x 5'8 (4.62m x 1.73m)
Smoothly plastered ceiling and walls, tile-effect vinyl flooring. Fitted carpet stairs with wooden balustrade to first floor, wall-mounted radiator, two storage cupboards with wooden doors. wooden doors to WC cloakroom, kitchen, living room; UPVC double-glazed front door to front elevation.

W.C/Cloakroom
4'9 x 3'3 (1.45m x 0.99m)
Plastered ceiling and walls with metro-style ceramic splashback tiles, continuation of tile-effect vinyl flooring. Fixtures: wall-mounted vanity unit with ceramic sink and mixer tap, close-coupled toilet. UPVC double-glazed window to front elevation.

Kitchen/Breakfast Room
14'8 x 11'1 (4.47m x 3.38m)
Smoothly plastered ceiling and walls, tile-effect vinyl flooring. Space for large American-style fridge-freezer and dining. Wall and base units, laminate work surfaces with laminate splashbacks. Plumbing for washing machine, space for tumble dryer. Stainless-steel 1.5 bowl sink with mixer tap and drainer, space for gas cooker with wall-mounted extractor fan above. UPVC double-glazed window overlooking front elevation.

Living Room
17'6 x 11'5 (5.33m x 3.48m)
Smoothly plastered ceiling with coving; smoothly plastered walls with dado rails. Tile-effect vinyl in dining area (with wall-mounted radiator); fitted carpet in living area. UPVC double-glazed window and door opening to rear garden.

FIRST FLOOR

Landing
Smooth plastered ceiling with loft access; smooth plastered walls; fitted carpet flooring. Wooden door to cupboard with fitted shelving and hanging space. Wooden doors to bedrooms and family bathroom; wooden balustrade.

Bedroom One
11'4 x 10'5 (3.45m x 3.18m)
Textured ceiling, smooth plastered walls, fitted carpet flooring. Fitted wardrobe, wall-mounted radiator. UPVC double-glazed window overlooking front elevation.

Bedroom Two
11'4 x 10'6 (3.45m x 3.20m)
Textured ceiling, plastered walls, laminate flooring. Fitted wardrobe, wall-mounted radiator. UPVC double-glazed window overlooking rear garden.

Bedroom Three
8'6 x 6'5 (2.59m x 1.96m)
Textured ceiling, plastered walls, fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window overlooking rear elevation.

Family Bathroom
5'5 x 6'5 (1.65m x 1.96m)
Plastered ceiling with inset spotlights; plastered walls with partial ceramic splashback tiles; tile-effect vinyl flooring. UPVC double-glazed obscure glass window to front aspect. Tall wall-mounted towel rail heater; close-coupled toilet; pedestal wash basin with twin taps; bath with twin taps; electric shower over with bi-folding shower screen.

REAR GARDEN
Enclosed with brick-built walls and featheredge timber fencing. Surfaces/Features: paved patio area with stone chippings; outside tap and lighting. Rear gate to car park facility with allocated free-for-all parking.

COUNCIL TAX
Council tax band c.

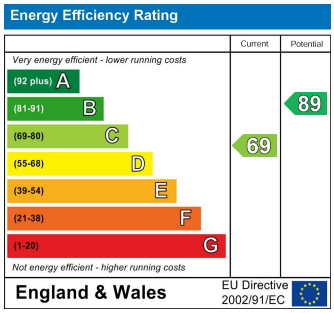
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully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

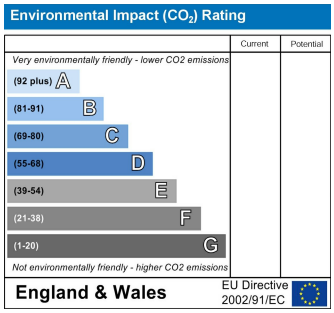
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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