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66 Heol Ty Draw, Barry CF62 5DU £315,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING B

Nestled in the picturesque Heol Ty Draw, Barry, this splendid end-terrace house, constructed by Taylor Wimpey in May 2020, offers a perfect blend of modern living and stunning natural beauty. With three well-appointed bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

The property is conveniently located near Barry's Harbourside, where you can take leisurely walks along purpose-made paths that lead to local amenities, including Asda and the renowned Barry Island. The award-winning 'Good-sheds' is also just a stone's throw away, offering a delightful selection of eateries and shops.

As you enter, you are greeted by a spacious kitchen and dining room with additional living area to the rear. Over the further two floors you have a separate living room with views across the water, three bedrooms, en-suite and a family bathroom. The design of the house maximises the breathtaking panoramic waterside views, with three inviting balconies that allow you to soak in the scenery and enjoy the fresh air. For those with vehicles, the property boasts parking for two cars, ensuring convenience and ease of access.



FRONT

Driveway leading for two cars. Composite double glazed front door to entrance hallway.

Entrance Hallway

5'09 x 13'02 (1.75m x 4.01m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wooden door leading to under stairs storage. Fitted carpet staircase rising to the first floor. Composite UPVC double glazed front door leading from front drive area. Wooden door leading to kitchen.

Kitchen / Dining

9'00 x 17'02 (2.74m x 5.23m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, wood effect flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Built-in storage housing a wall mounted boiler. Modern fitted kitchen, comprising of wall and base units. Wood laminate worktops, stainless steel sink, integrated gas hob, integrated fan assisted electric oven, ceramic tiled splashback's. Space for washing machine, space for tumble dryer, space for fridge freezer. Ample room for dining furniture, opening to sitting room.

Sitting Room

9'06 x 15'01 (2.90m x 4.60m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window. UPVC double glazed patio doors leading to a ground floor balcony with far-reaching views over the waterside and promenade. Through opening to kitchen.

W.C. Cloakroom

3'06 x 5'08 (1.07m x 1.73m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl tiled flooring, wall mounted radiator. Pedestal wash hand basin, close coupled toilet. Wooden door leading to the sitting room.

FIRST FLOOR

First Floor Landing

9'03 x 6'08 (2.82m x 2.03m)

Smoothly plastered ceiling, smoothly plastered walls, wall mounted radiator, fitted carpet flooring, fitted Carpet staircase rising to the second floor and descending to ground. Wooden doors leading through to the main bathroom, living room and bedroom three.

Living Room

10'08 x 15'02 (3.25m x 4.62m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiators. UPVC double glazed window with far reaching views of the waterside. UPVC double glazed patio doors leading out onto a balcony with far-reaching views of the waterside and promenade. Wooden door leading out to the first floor landing.

Family Bathroom

5'07 x 6'11 (1.70m x 2.11m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls with porcelain tiles, wall mounted radiator. Pedestal wash hand basin, close coupled toilet, bath with mixer tap. Shaver points. Wooden door leading out to first floor landing.

Bedroom Three

9'00 x 15'01 (2.74m x 4.60m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpets flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Built-in double wardrobe. Wooden door leading out to the first floor landing.

SECOND FLOOR

Second Floor Landing

6'08 x 9'00 (2.03m x 2.74m)

Smoothly plastered ceiling with loft access, smoothly plastered walls, fitted carpet, fitted carpet staircase rising from the first floor, wall mounted radiator. Wooden door leading to the master bedroom with en-suite. Further wooden door leading to bedroom two. Built in storage housing hot water tank.

Master Bedroom

10'09 x 15'01 (3.28m x 4.60m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window with far reaching views of the waterside. UPVC double glazed patio doors opening out on to a Juliet balcony with far-reaching views of the waterside. Built in double wardrobes. Wooden door leading to the en-suite bathroom. Further wooden door leading out to the second floor landing.

En-Suite

5'10 x 6'08 (1.78m x 2.03m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Tiled splash back areas, wall mounted radiator. Shower enclosure with mains powered shower overhead, pedestal wash hand basin, close coupled toilet. Wooden door leading out to the master bedroom.

Bedroom Two

9'01 x 15'01 (2.77m x 4.60m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the second floor landing.

REAR

Waterside views of the docks. Promenade walks along side the quay side.

COUNCIL TAX

Council tax band E

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

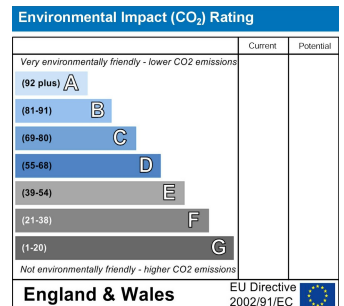
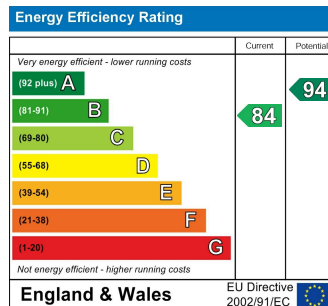
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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