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## 2 Angle Close, Barry CF62 9ED £239,995 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Nestled in the charming Angle Close, Barry, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The house boasts a spacious landscaped rear garden, a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. The garden is a true highlight, offering a serene retreat from the hustle and bustle of daily life.

Location is key, and this property does not disappoint. It is situated in close proximity to a variety of amenities, including schools, supermarkets, and public transport links, ensuring that all your daily needs are easily met. Additionally, the nearby Link Road provides quick access to Cardiff, making it an excellent choice for commuters.

This semi-detached house is not just a home; it is a lifestyle choice that combines modern living with the convenience of local amenities. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.



## FRONT

Laid lawn; raised borders with slate chippings. Feather-edge fencing and brick-built walls. Driveway. Access to storm porch with tiled flooring and exposed brick. Access to hallway via UPVC double-glazed obscure glass front door and side panel window.

## Hallway

11'5 x 6'0 (3.48m x 1.83m)

Textured ceiling with coving; plastered walls; wood-effect flooring. Fitted carpeted stairs rising to first floor. Decorative wood panelling; understairs storage cupboards. Doors to living room and kitchen.

## Living Room

13'3 x 10'5 (4.04m x 3.18m)

Plastered ceiling with coving; plastered walls; continuation of wood-effect flooring. UPVC double-glazed window overlooking front aspect. Wall-mounted radiator. Feature fireplace with timber surround. and hearth

## Dining Room

11'5 x 9'3 (3.48m x 2.82m)

Plastered ceiling with coving; plastered walls; wood-effect flooring. Vertical wall-mounted radiator. UPVC double-glazed sliding patio doors to rear garden. Access to living room.

## Kitchen

11'5 x 9'3 (3.48m x 2.82m)

Plastered ceiling; plastered walls with splashbacks. High-gloss porcelain tile flooring. UPVC double-glazed window overlooking side aspect; UPVC obscure glass door with side panel to rear garden. Fitted with eye-level and base units; laminate worktops. Integrated microwave; integrated electric oven and grill; inset four-ring gas hob with wall-mounted extractor. Plumbing for washing machine; space for fridge-freezer; integrated dishwasher. Stainless steel sink with mixer tap and drainer. Door to dining room.

## FIRST FLOOR

### Landing

8'6 x 6'5 (2.59m x 1.96m)

Textured ceiling with loft access and coving; plastered walls with decorative wood panelling. Fitted carpet flooring. UPVC double-glazed window overlooking side aspect. Doors to family bathroom and bedrooms.

### Bedroom One

13'3 x 10'3 (4.04m x 3.12m)

Textured ceiling; plastered walls; fitted carpet flooring. UPVC double-glazed window overlooking front aspect. Radiator; fitted storage cupboard.

### Bedroom Two

10'6 x 9'2 (3.20m x 2.79m)

Textured ceiling; plastered walls; fitted carpet flooring. UPVC double-glazed window overlooking rear garden. Wall-mounted radiator; fitted wardrobes.

### Bedroom Three

10'1 x 7'1 (3.07m x 2.16m)

Textured ceiling with inset spotlights and coving; plastered walls with dado rails. Fitted carpet flooring. UPVC double-glazed window overlooking front aspect. Radiator.

### Family Bathroom

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

Plastered walls with porcelain aqua panelling; tile-effect gloss splashbacks. Vinyl tile-effect flooring. UPVC double-glazed obscure window overlooking rear aspect. P-shaped bath with glass shower screen; mains-operated shower over and handheld attachment; mixer tap. Close-coupled toilet; vanity wash basin with mixer tap; ceramic sink with storage under. Vertical chrome towel rail.

## REAR GARDEN

Porcelain-tiled raised patio area with steps descending to further paved porcelain-tile patio and lawn. Timber fencing and brick-built walls enclosing. Raised flowerbeds with mature shrubbery. Space for garden shed. Side access to driveway via wooden gate. Outside lighting and wall-mounted outdoor sockets.

## 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

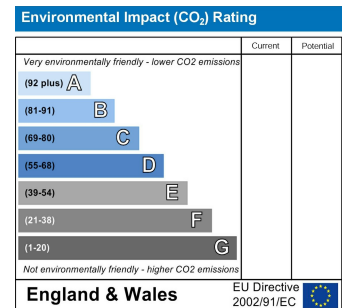
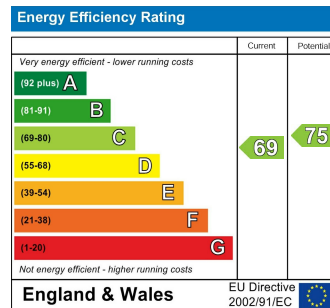
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## PROCEEDS OF CRIME ACT 2002

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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