



16 Brunel Close, Barry CF63 2AF £200,000 Freehold

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

Offered with no forward chain, This semi-detached dormer bungalow located in Brunel close, Barry offers a perfect blend of comfort and potential. Built in 1980's, the property features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those seeking a peaceful retreat. Situated off Langlands Road, the property enjoys excellent connectivity to Cardiff and the M4, making it a convenient base for commuters. This home presents a fantastic opportunity for those looking to make their mark, whether through renovation or development.

As you enter, entrance hallway opening to a generous living room that provides ample space for relaxation and entertaining. Adjacent to this, a separate dining area this can easily serve as an additional bedroom, thanks to the convenience of an adjoining shower room. This flexibility allows for various living arrangements to suit your needs. A fitted kitchen, and a delightful sunroom at the rear overlooks the garden, creating a serene space to unwind and soak in the natural light.

The first floor offers two generously sized bedrooms, along with a appointed main bathroom that serves both rooms.

The bungalow boasts a low-maintenance enclosed rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. With side access to the front, it offers practicality and ease of movement. To the front a driveway providing ample off road parking for multiple vehicles.



FRONT

Driveway providing parking for multiple vehicles. Planted established shrubbery. Side access to rear garden. UPVC double glazed front door leading to entrance hallway.

Entrance Hallway

4'09 x 5'08 (1.45m x 1.73m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window and side window with obscured glass to the front. Fitted carpet staircase rising to the first floor. Wood panel door leading through to the living room.

Living Room

12'03 x 19'08 (3.73m x 5.99m)

Papered ceiling with coving, papered walls. Wall mounted radiator. UPVC double glazed bay fronted window. Wood sliding doors with obscured glass insert to dining room. Wood panel doors through to kitchen and entrance hallway.

Dining Room / Bedroom three

7'10 x 13'00 (2.39m x 3.96m)

Textured ceiling with coving, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel sliding doors leading through to living room. Through opening via a sliding bifold door to shower room.

Shower Room

4'06 x 12'10 (1.37m x 3.91m)

Smoothly plastered ceiling with vent extractor, part papered and porcelain tiled walls with aqua panelling around shower. Wall mounted radiator. Ceramic tiled flooring. Pedestal wash hand basin. Close coupled toilet. UPVC double glazed window with obscured glass to the rear. Thermostatic controlled shower wet room. Wood Bi - folding doors to dining room.

Kitchen

6'06 x 12'10 (1.98m x 3.91m)

Textured ceiling with coving, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Space for range cooker. Stainless Steel cooker hood. Space for washing machine, space for dishwasher, space for fridge / freezer. Stainless steel sink. Wood panel door leading through to the living room. Through opening to sunroom.

Sun Room

7'09 x 11'01 (2.36m x 3.38m)

UPVC glass lantern roof, UPVC sliding doors to garden. UPVC double glazed windows surrounding. Ceramic tiled flooring. Wall mounted radiator. Through opening to kitchen.

FIRST FLOOR

First Floor Landing

2'10 x 4'10 (0.86m x 1.47m)

Wood panelled ceiling with loft access, papered walls. Fitted carpet flooring. Fitted upper staircase rising from ground floor. Wood panel door leading through to the bathroom. Small corridor leading through to bedroom one, a further wood panel door leading to bedroom two.

Bedroom One

8'08 x 16'06 (2.64m x 5.03m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Velux windows to the front. Through opening to first floor landing. Wood panelled door to bedroom two.

Bedroom Two

9'08 x 11'11 (2.95m x 3.63m)

Textured ceiling, papered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. Velux window to the rear. Access to eaves storage. Wood panelled door leading through to first floor landing.

Bathroom

7'05 x 9'08 (2.26m x 2.95m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Velux window to the rear. Pedestal wash hand basin, close coupled toilet. Double shower with thermostatic control shower overhead. Aqua panelled surround. Access to storage. Wood panelled door leading through to first floor landing.

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

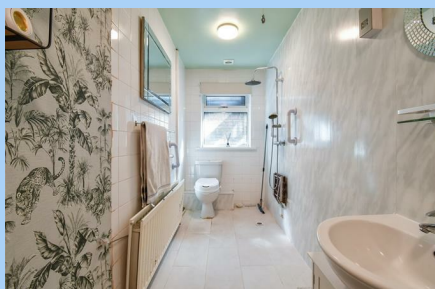
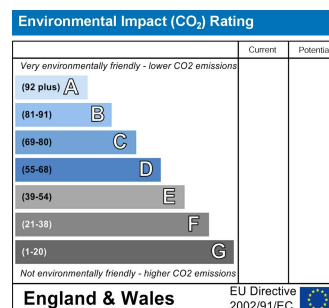
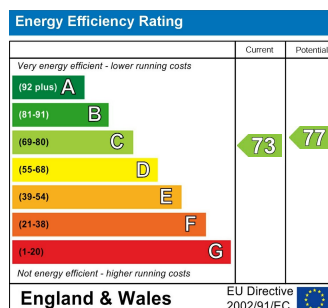
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TENURE

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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