



12 Nordale Rise, BARRY CF63 2QN £170,000 Freehold

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

Nestled in the charming area of Nordale Rise, Barry, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The location of this property is particularly advantageous, with Barry offering a vibrant community atmosphere and a range of local amenities. Residents can enjoy nearby parks, shops, and schools, making it a suitable choice for families and professionals alike.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation. Continuing you have a fitted kitchen opening to the enclosed and private rear garden, which backs onto the train line. Moving upstairs you are greeted with two bedrooms and a family bathroom suite. Off road parking to the side aspect.

This terraced house is not just a place to live; it is a space where memories can be made. With its charming features and prime location, it is a wonderful opportunity for anyone looking to settle in this lovely part of Wales. Do not miss the chance to make this house your home.



FRONT

Lawn raised flowerbeds with shrubbery, steps rising to a UPVC double glazed obscured glass front door into the entrance hallway.

Hallway

Textured ceiling. Plastered walls. Vinyl flooring. Fitted carpets stairs rising to the first floor landing. Wooden door opening to living room.

Living Room

17'8 x 11'10 (5.38m x 3.61m)

Textured ceiling with coving. Plastered walls with dado rails. Fitted carpet flooring. UPVC double glazed window overlooking the front elevation. Wall mounted radiator. Wooden glass panelled doors opening to kitchen.

Kitchen

11'10 x 7'2 (3.61m x 2.18m)

Textured ceiling. Plastered walls with ceramic tiles. Wall mounted radiator. Nonslip vinyl flooring. UPVC double glazed window overlooking the rear elevation. Wall mounted combination boiler. Kitchen comprises of, eyelevel wall units. Base units. Work surfaces. Integrated electric fan assisted oven and grill. Five ring gas hob inset to work surface. Wall mounted extractor fan above. Plumbing for washing machine. Dual sink with mixer tap over.

FIRST FLOOR

Landing

Textured ceiling. Plastered walls. Fitted carpet flooring. Loft access. Wooden doors to bedrooms and family bathroom.

Bedroom One

12'1 x 11'6 (3.68m x 3.51m)

Textured ceiling. Plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the front elevation. Wall mounted radiator.

Bedroom Two

10'9 x 6'6 (3.28m x 1.98m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the rear elevation. Radiator. Fitted wardrobe.

Family Bathroom

7'7 x 4'11 (2.31m x 1.50m)

Textured ceiling. PVC Aqua panelling surrounding. Plastered walls. UPVC double glazed obscured glass window overlooking the rear elevation. Vinyl flooring. Bathroom comprises of bath with twin taps and electric shower over. Close coupled toilet. Wall mounted wash basin with mixed tap over and splashback tiles. Fitted shelving. Vertical tile rail heater.

REAR GARDEN

Fully enclosed rear garden with feather edged fencing surrounding. Paved patio with steps rising to a lawn area with raised flowerbeds and mature shrubbery.

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

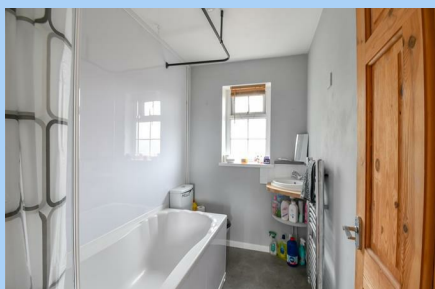
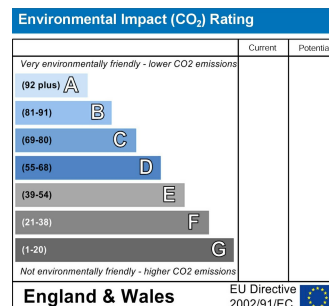
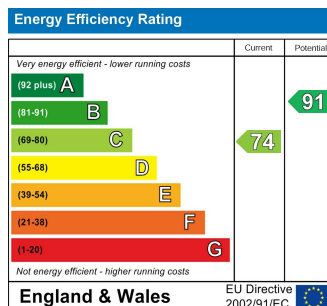
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

