



## 23, Gwalch Y Penwaig, Barry CF62 5AG Chain Free £345,000 Freehold

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

A well presented end of terraced dwelling is ideally placed in a cul-de-sac position on Barry Island in close proximity to beaches, schools, shops and a train station with regular services to Cardiff.

Briefly comprising, entrance hallway, kitchen, cloakroom/WC, living room/diner, spacious conservatory. To the first floor; two bedrooms with fitted storage (bedroom two with en-suite shower room) and a family bathroom. To the second floor; Two bedrooms with an ensuite shower room and fitted wardrobes to bedroom two. a Family bathroom and storage. To the second floor, The master bedroom with dressing area and en-suite shower room, both bedrooms have Juliet balconies with partial sea views and bedroom three has partial views of the old harbour and Whitmore bay.

To the front, planted established shrubbery, laid decorative chippings. To the rear driveway with access to a garage (Positioned adjacent to neighbouring property).

To the rear, an enclosed garden with laid decorative chippings, and gated access to the front, established shrubbery surrounding. The property benefits from partial sea views. UPVC double glazed windows and gas central heating via a combination boiler.



## FRONT

Enclosed front garden, with laid decorative chippings. Planted established shrubbery. Paved pathway leading to a UPVC double glazed front door.

## Entrance Hallway

6'06 x 12'09 (1.98m x 3.89m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to living room, kitchen and W.C. Cloakroom. Access to under stairs storage.

## Kitchen

9'09 x 10'01 (2.97m x 3.07m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splash backs. UPVC double glazed window to the front elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated fridge / freezer, integrated four ring gas hob, integrated oven, stainless steel cooker hood, integrated dishwasher. Space for washing machine. Composite sink. Wood panelled door leading to the entrance hallway.

## Living / Dining Room

13'06 x 16'05 (4.11m x 5.00m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Sliding doors leading to conservatory. Wood panelled door leading through to the entrance hallway. Gas fireplace with surround and marble hearth.

## Conservatory

9'05 x 14'06 (2.87m x 4.42m)

Polycarbonate roof, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to rear and side elevations. UPVC double glazed French doors leading to the rear garden. Sliding patio doors leading into the living / dining area.

## W.C Cloakroom

2'08 x 6'07 (0.81m x 2.01m)

Textured ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation with obscured glass. Pedestal wash hand basin. Wood panelled door leading through to entrance hallway.

## FIRST FLOOR

### First Floor Landing

6'06 x 9'05 (1.98m x 2.87m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to the side elevation. Wood panelled door leading to bedroom four and bedroom two. Further wood panelled door leading to the family bathroom. Access to airing cupboard. Further area for storage. Wood panelled door leading to inner hallway with stairs rising to the second floor landing.

### Bedroom Two

9'09 x 10'11 (2.97m x 3.33m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in double wardrobe. Wood panelled door leading to an ensuite shower room. Wood panelled door through to the first floor landing.

### En-Suite Shower Room

5'06 x 7'02 (1.68m x 2.18m)

Textured ceiling with vent extractor, porcelain tiled walls. Ceramic tiled flooring. Pedestal wash hand basin. Shower cubicle with electric shower overhead. Wall mounted radiator. Wood panelled door leading through to bedroom two.

### Bedroom Four

7'02 x 9'09 (2.18m x 2.97m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with partial channel views, and partial views of whitmore bay. Wood panelled door leading through to the first floor landing.

### Family Bathroom

6'07 x 7'01 (2.01m x 2.16m)

Textured ceiling with vent extractor, smoothly plastered walls. - part porcelain tiled. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to rear elevation. Pedestal wash hand basin. Close coupled toilet. Bath. Wood panelled door leading through to the first floor landing.

## SECOND FLOOR

## Second Floor Landing

6'06 x 9'07 (1.98m x 2.92m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one and bedroom three.

## Bedroom Three

7'03 x 13'00 (2.21m x 3.96m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors with Juliet balcony with partial channel views and views down to the old harbour. Built-in double wardrobes. Further storage positioned over the stairs. Wood panelled door leading through to the second floor landing.

## Master Bedroom

11'09 x 14'06 (3.58m x 4.42m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors with Juliet balcony to the rear elevation with partial channel views. Through opening to dressing area. Wood panelled door leading to an ensuite shower room.

## Dressing Area

3'00 x 4'06 (0.91m x 1.37m)

Textured ceilings, smoothly plastered walls. Fitted carpet flooring. Built-in double wardrobes. Through opening to master suite.

## En-Suite Shower Room

4'05 x 9'00 (1.35m x 2.74m)

Textured ceiling with vent extractor, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. Close coupled toilet. Pedestal wash hand basin. Shower cubicle with electric shower overhead. Wood panelled door leading through to the master bedroom.

## REAR

Enclosed rear garden. Laid decorative chippings. Planted established shrubbery surrounding. Access to garage. Side access to front. UPVC double glazed French doors leading into the conservatory.

## Garage

9'06 x 17'01 (2.90m x 5.21m)

Driveway with up and over garage door. Power and lighting. Access to rear garden.

## COUNCIL TAX

Council tax band E

## DISCLAIMER

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## 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.

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