



16 Raldan Close, Barry CF63 1PJ

Chain Free £245,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

****NO CHAIN**** Situated in a quite cul-de-sac of Raldan Close, Barry, this beautifully presented semi-detached house offers an ideal family home. With three well-proportioned bedrooms, including two spacious double rooms and a comfortable single, this property is perfect for families seeking both space and comfort.

The heart of the home is undoubtedly the fully fitted modern kitchen, which provides a stylish and functional area for cooking and entertaining. The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxing with family or hosting friends.

Outside, the property boasts a generous, level rear garden, perfect for children to play or for hosting summer barbecues. The garden is spacious and well-maintained, providing a lovely outdoor space to enjoy.

Parking is a breeze with space for two vehicles, ensuring convenience for the whole family. This home is not only practical but also situated in a peaceful location, making it a perfect retreat from the hustle and bustle of everyday life.

In summary, this semi-detached house on Raldan Close is a delightful property that combines modern living with a serene environment, making it an excellent choice for families looking to settle in Barry.



FRONT

Front elevation with tandem driveway parking for multiple vehicles; stone-chipped frontage; wooden side gate gives rear access. Front entrance via composite obscure glass-panelled door into entrance hallway. Kitchen access via UPVC double-glazed door.

Entrance Hallway

14'0 x 5'6 (4.27m x 1.68m)

Textured ceiling; plastered walls; fitted carpet flooring. Stairs to first floor; wall-mounted radiator. Glass-panel door to living/dining space; doorway to kitchen.

Living/Dining Room

23'4 x 10'6 (7.11m x 3.20m)

Textured ceiling; decorative papered walls; wood-effect flooring. UPVC double-glazed window to front aspect; UPVC double-glazed French doors to rear garden. Wall-mounted radiator; space for dining and large living furniture.

Kitchen

8'9 x 7'7 (2.67m x 2.31m)

Plastered ceiling with inset spotlights; plastered walls; wood-effect flooring. Wooden door to pantry storage. Eye-level wall units; base units with laminate work surfaces and complementary uprisers. Stainless steel sink with mixer tap and drainer; enclosed wall-mounted boiler. Integrated under-counter fridge and freezer; integrated electric oven; integrated electric hob with wall-mounted extractor and glass splashback.

FIRST FLOOR

Landing

Textured ceiling with loft access; plastered walls; fitted carpet flooring. Wooden doors to bedrooms and family bathroom. UPVC double-glazed window to side aspect.

Bedroom One

11'3 x 10'5 (3.43m x 3.18m)

Textured ceiling; plastered walls; fitted carpet flooring. UPVC double-glazed window to front aspect. Wall-mounted radiator.

Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

Textured ceiling; plastered walls with decorative wallpaper; fitted carpet flooring. UPVC double-glazed window to rear garden. Wall-mounted radiator.

Bedroom Three

8'7 x 8'1 (2.62m x 2.46m)

Textured ceiling; plastered walls; fitted carpet flooring. UPVC double-glazed window to front aspect. Wall-mounted radiator; fitted storage cupboard.

Family Bathroom

6'3 x 5'7 (1.91m x 1.70m)

Textured ceiling; tiled walls; non-slip vinyl flooring. Bath with twin taps; pedestal wash basin with twin taps; close-coupled toilet. Wall-mounted radiator; UPVC double-glazed window overlooking rear garden.

REAR GARDEN

Porcelain-tiled patio; level lawn; mature shrubbery; raised flower beds with stone chippings. Brick-built walls and feather-edge fencing. Access to front via wooden gate.

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

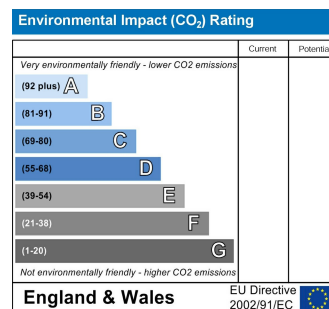
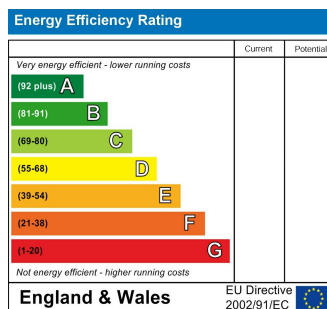
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

