



## 23 Sandringham Close, Barry CF62 8BD £239,000 Freehold

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

This semi detached property is located in a quiet cul-de-sac on Highlight Park, benefiting from its prime location just minutes away from Tesco supermarket, schools, public transport, and a doctors surgery. Viewing is highly recommended.

The property features a porch, spacious living room/dining room, a kitchen/breakfast area, conservatory. To the first floor:- two double bedrooms, and a family bathroom. The back garden offers a low maintenance laid to lawn area with mature shrubbery and includes side access with garage and spacious driveway. The front of the property has a low maintenance garden and a driveway with ample parking space. Additional features include UPVC double glazing and gas central heating.





## FRONT

Laid to lawn area with pathway leading to steps ascending to a UPVC front door. Ample parking for multiple vehicles. Access to garage.

## Porch

5'6 x 4'1 (1.68m x 1.24m)

Textured ceiling, plastered walls. Wooden door opening to living room.

## Living Room

17'6 x 13'4 (5.33m x 4.06m)

Textured ceiling, plastered walls with dado rails. Laminate flooring. Fitted carpet stairs rising to the first floor. Door to kitchen. Radiator. UPVC double glazed window to the front.

## Kitchen

13'2 x 9'2 (4.01m x 2.79m)

Textured ceiling. Plastered walls with dado rails. UPVC double glazed window and door overlooking the conservatory. Wall units, base units and laminate work surfaces. Stainless steel sink with drainer and mixer tap over. Space for gas cooker. Plumbing for washing machine. Space for fridge/freezer. Wall mounted extractor fan. Radiator.

## Conservatory

10'10 x 10'1 (3.30m x 3.07m)

Poly-carbonate roof, UPVC double glazing throughout. French doors opening to the rear garden.

## FIRST FLOOR

### Landing

Textured ceiling, plastered walls with dado rails. Fitted carpet flooring. Doors to bedroom and family bathroom.

### Bedroom One

11'6 x 11'1 (3.51m x 3.38m)

Textured ceiling with coving. Plastered walls with fitted wardrobes. UPVC double glazed window to the front. Radiator.

### Bedroom Two

13'4 x 9'0 (4.06m x 2.74m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Airing cupboard housing a hot water cylinder. UPVC double glazed window to the rear aspect. Radiator.

### Family Bathroom

8'7 x 4'9 (2.62m x 1.45m)

Textured ceiling, tiled walls. Vinyl flooring. Three piece suite comprising of bath with twin taps. Pedestal wash hand basin and close coupled toilet. Radiator. UPVC double glazed window to the side aspect.

## REAR GARDEN

Garden is level with laid to lawn and mature shrubbery. Fencing surrounding. Access to garage via up and over door.

## COUNCIL TAX

Council tax band D.

## 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

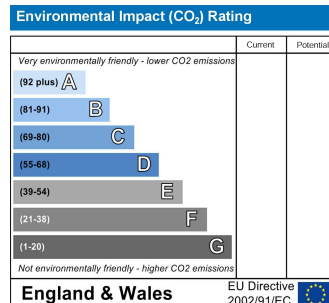
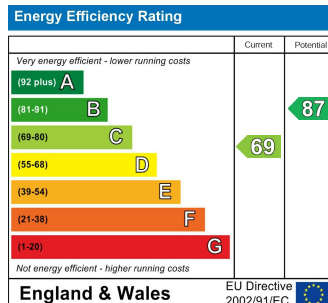
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## PROCEEDS OF CRIME ACT 2002

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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