



23 Collard Crescent, Barry CF62 9AQ

Chain Free £195,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

A semi-detached dormer bungalow placed on a spacious position ideally offered with no forward chain. Viewing is essential to appreciate. The property briefly comprises of:- entrance hallway, living room, opening into dining area, fitted kitchen and ground floor bathroom. To the first floor, three bedrooms. To the front, pathway with steps ascending to front entrance. Front side and rear gardens including decked patio, enclosed with fencing and mature shrubbery. Access to the garage from the rear. Benefiting from gas central heating via a combination boiler and UPVC double glazing throughout.



FRONT

A tiered front garden with brick built walls surrounding, decorative patio slabs with stone chippings and shrubbery. Steps rising to a UPVC double glazed front door with side panel window. Further steps leading to side access and to the rear.

Entrance Hallway

8'10 x 6'4 (2.69m x 1.93m)

Textured ceiling, coving, smoothly plastered walls, fitted carpet flooring with stairs rising to the first floor landing. Under stairs storage cupboard. Door to shower room and further door opening to living room. Radiator.

Family Shower Room

6'11 x 6'5 (2.11m x 1.96m)

Cladding to ceiling, tiled walls and flooring. UPVC opaque glass window to the side aspect. Bathroom comprises of a vanity unit with storage, ceramic sink and mixer tap over. W.C. Shower cubicle with sliding glass door, mains operated shower over. Radiator.

Living Room

15'9 x 13'12 (4.80m x 3.96m)

Textured ceiling with coving, papered walls, fitted carpet flooring. Large UPVC double glazed window to the front elevation. Gas fireplace with timber surround and marble hearth. Door to dining room. Radiator.

Dining Room

9'10 x 8'9 (3.00m x 2.67m)

Textured ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window to the rear elevation. Door to kitchen. Radiator.

Kitchen

10'2 x 7'10 (3.10m x 2.39m)

Textured ceiling with coving. Tiled walls. Vinyl flooring. UPVC double glazed window to the rear elevation. UPVC opaque glass door to the side elevation. Kitchen comprises of wall units, base units, work surfaces, space for all appliances. Stainless steel sink with mixer tap over. Wall mounted combination boiler.

FIRST FLOOR

Landing

9'10 x 4'8 (3.00m x 1.42m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side aspect. Loft access via wooden hatch. Doors to bedrooms.

Bedroom One

15'1 x 9'1 (4.60m x 2.77m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Storage to eaves. Fitted wardrobes. UPVC double glazed window to the front aspect. Radiator.

Bedroom Two

9'11 x 9'1 (3.02m x 2.77m)

Textured ceiling with coving, papered walls, fitted carpet flooring, storage top eaves. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three

9'8 x 5'7 (2.95m x 1.70m)

Textured ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

REAR GARDEN

Steps rising to a level rear garden enclosed with feather edge timber fencing. Brick built walls. Mature shrubbery. Decked patio area and paved patio with artificial grass. Steps rising to garage with wooden door opening and accessible from the rear via up and over door. Lighting and power.

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

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

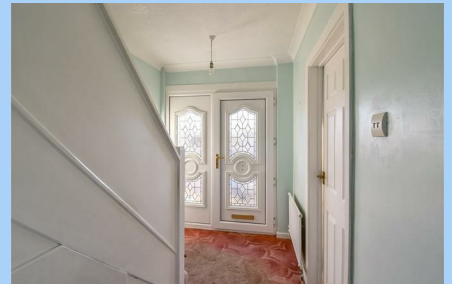
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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