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1 Jenner Court, Barry CF63 2JX
£186,100 Freehold

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

Nestled in the charming area of Jenner Court, Barry, this modern detached house presents an excellent opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a versatile area for relaxation and entertainment. The design is both contemporary and inviting, making it perfect for hosting friends or enjoying quiet evenings at home. The layout flows seamlessly, ensuring that every corner of the home is utilised effectively.

The property boasts a well-appointed bathroom. The bedrooms are bright and airy, offering a peaceful retreat at the end of the day.

This house benefits from the amenities and conveniences that Barry has to offer, including local shops, schools, and parks, all within easy reach. A local train station providing link to Cardiff and surrounding areas is within a short walk away.

FRONT
Paved patio with concrete pathway leading to a UPVC double glazed front door. Off road parking in a private position.

HALLWAY
Plastered ceiling with coving. Plastered walls. Wood effect flooring. Door to w.c/cloakroom and opening to living room.

W.C/CLOAKROOM
5'7 x 2'4 (1.70m x 0.71m)
Plastered ceiling and plastered walls, wood effect flooring. UPVC double glazed opaque glass window to the side aspect. Wall mounted wash hand basin. Close coupled toilet. Radiator.

LIVING ROOM
17'3 x 16'5 (5.26m x 5.00m)
Plastered ceiling with coving and plastered walls. Wood effect flooring. UPVC double glazed window to the front aspect. UPVC double glazed sliding patio doors opening to the rear. Radiators. Fitted carpet stairs rising to the first floor. Door to kitchen.

KITCHEN
8'4 x 5'2 (2.54m x 1.57m)
Plastered ceiling. Plastered walls. Tiled effect flooring. UPVC double glazed window and door to the rear garden. Kitchen is fully fitted with wall mounted wall units, base units and work surfaces over. Plumbing for washing machine. Fitted electric oven and gas hob. Under stairs storage cupboard. Stainless steel sink.

FIRST FLOOR

LANDING
Plastered ceiling, plastered walls and fitted carpet flooring. Radiator. Doors to bedrooms and family bathroom.

BEDROOM ONE
13'3 x 8'6 (4.04m x 2.59m)
Plastered ceiling, plastered walls and fitted carpet flooring. Radiator. Fitted wardrobe. UPVC double glazed windows.

BEDROOM TWO
8'6 x 7'7 (2.59m x 2.31m)
Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window. Radiator.

FAMILY BATHROOM
8'6 x 5'2 (2.59m x 1.57m)
Plastered ceiling, plastered walls with tiled splashback areas. UPVC double glazed window. Bathroom comprises of bath with mixer tap and shower attachment. Close coupled toilet. Pedestal wash hand basin with mixer tap. Radiator.

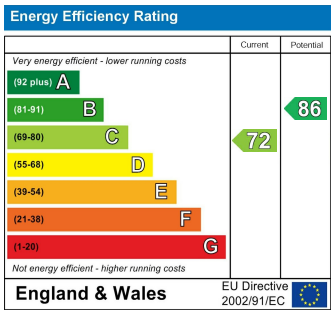
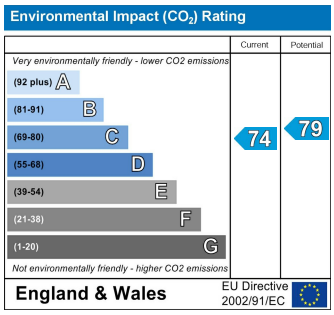
REAR GARDEN
A spacious rear garden with laid to lawn, paved patio and decked area. Timber fencing surrounding and brick built walls.

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.