



7 Coychurch Rise, Barry CF63 1SP Chain Free £145,000 Freehold

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

****NO CHAIN**** Situated in Coychurch Rise, Barry, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout of the house is practical and functional, ensuring that every corner is utilised effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The end terrace design not only enhances the privacy of the property but also allows for additional natural light to flood the interior, creating a bright and airy feel throughout.

This home benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience and community. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful blend of comfort and practicality.

Do not miss the chance to make this charming house your new home in the heart of Barry.



FRONT

The property features a paved, four-quartered front area enclosed by brick-built walls and a wrought iron gate. Steps lead up to an aluminium-framed, obscure glass front door.

Entrance Hallway

The entrance has a textured ceiling, textured walls, and wood-effect flooring. It includes a wall-mounted radiator, storage cupboards, and an under-seat storage cupboard. Fitted carpet stairs with a wooden balustrade lead to the first floor. Doors open to the living room and kitchen.

Living Room

19'5 x 11'0 (5.92m x 3.35m)

This room features a textured ceiling, papered walls, and fitted carpet flooring. There is an exposed brick chimney stack with an electric feature fireplace and timber surround. An aluminium framed double-glazed window overlooks the front, and a sliding patio door opens to the rear garden.

Kitchen

10'6 x 10'2 (3.20m x 3.10m)

The kitchen has a textured ceiling, plastered walls with partial ceramic tiling, and wood-effect flooring. An aluminium framed window and door provide access to the rear garden. The wooden kitchen includes a selection of wall and base units with laminate work surfaces, a composite sink with a drainboard and mixer tap, and plumbing for a washing machine. Integrated appliances include an electric oven, a four-ring gas hob with an extractor fan above, and space for a tall fridge freezer. A wall-mounted radiator is also present.

FIRST FLOOR

Landing

Upstairs, the landing has a textured ceiling, textured walls, and fitted carpet flooring. An aluminium-framed window overlooks the front. There are several storage cupboards, one of which houses the wall-mounted boiler. Doors lead to the bedrooms, family bathroom, and separate WC.

Bedroom One

13'2 x 11'0 (4.01m x 3.35m)

This bedroom has a plastered ceiling, plastered and papered walls, and fitted carpet flooring. A wall-mounted radiator is fitted, and an aluminium framed double-glazed window overlooks the rear, offering views across Pencoedre Play Park and Splash Pad.

Bedroom Two

10'6 x 10'3 (3.20m x 3.12m)

The second bedroom features a textured ceiling, papered walls, and fitted carpet flooring. It includes a wall-mounted radiator and an aluminium double-glazed window with views over the Pencoedre fields, play park, and splash pad at the rear.

Family Shower Room

5'6 x 4'8 (1.68m x 1.42m)

The shower room has a textured ceiling, fully tiled walls, and tiled flooring. It contains a pedestal wash hand basin with twin taps, a shower cubicle with an electric shower, and a wall-mounted radiator. An aluminium obscure glass window overlooks the front.

W.C/Cloakroom

5'9 x 2'6 (1.75m x 0.76m)

This separate room has a textured ceiling, papered walls, a close-coupled toilet, and an aluminium double-glazed obscure glass window to the front.

REAR GARDEN

The private rear garden is fully enclosed by timber featheredge fencing. It features paved patio areas, a flower bed with mature shrubbery, a brick-built storage outbuilding, outside lighting, and an outside tap. On-road parking is available to the rear.

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

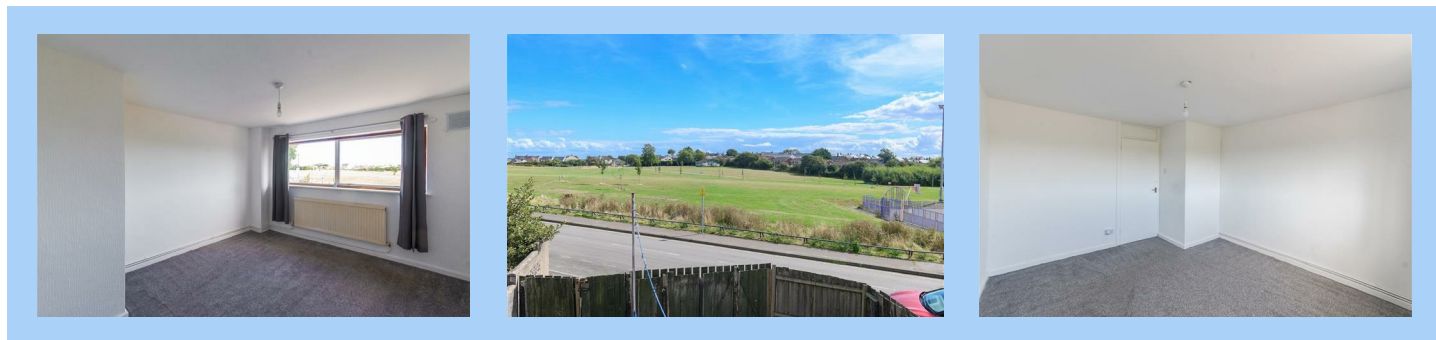
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TENURE

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		
	63	70
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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