



## 11 Cliffwood View, Barry CF62 6RU £350,000 Freehold

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

Viewing is essential to appreciate this delightful bungalow with a larger than average overall plot placed in the popular Garden Suburb area of Barry. Purpose made paths cross through the estate providing access to Marine Drive leading to numerous beaches. A local bus provides a service with stops near.

Briefly comprising, entrance hallway, living room, two double bedrooms, conservatory sun room, fitted kitchen with breakfast bar and a modern shower room. UPVC double glazing throughout and gas central heating via a combi boiler. To the front a driveway for multiple vehicles and leading to a detached garage. Side access. A beautifully presented garden with level laid to lawn with space for pot plants and garden shed. Viewing highly recommended and offered with no chain.



## FRONT

Landscaped frontage with laid to lawn and mature shrubbery. Block paved driveway for multiple vehicles. UPVC double glazed front door opening to the entrance hallway. Access to garage via up and over door. Side gate leading to the rear garden.

## ENTRANCE HALLWAY

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Doors to all rooms. Radiator. Loft access. Cupboard housing a combination boiler.

## KITCHEN

12'8 x 8'1 (3.86m x 2.46m)

Textured ceiling, papered walls with ceramic tiles surrounding. Tile effect laminate flooring. UPVC double glazed windows. Kitchen comprises of wall units, base units and laminate worksurfaces. Breakfast bar. Stainless steel sink with waste disposer. Mixer tap. Integrated electric oven and grill. Inset four ring gas hob with extractor over. Space for fridge freezer. Plumbing for washing machine and dishwasher. Radiator.

## LIVING ROOM

15'1 x 11'8 (4.60m x 3.56m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed window. Gas feature fireplace. Radiator.

## BEDROOM ONE

12'7 x 11'9 (3.84m x 3.58m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window. Wall mounted triple wardrobes. Radiator.

## BEDROOM TWO

10'0 x 9'2(to wadroses) (3.05m x 2.79m(to wadroses))

Textured ceiling, papered walls, fitted carpet flooring. Fitted wardrobes with sliding mirrored doors. UPVC double glazed patio doors opening to the conservatory. Radiator.

## CONSERVATORY

20'2 x 8'1 (6.15m x 2.46m)

Polycarbonate roof with UPVC double glazed windows surrounding. Fitted carpet flooring and vinyl flooring. Wall mounted electric storage heaters. UPVC double glazed door opening to the rear.

## SHOWER ROOM

7'3 x 5'10 (2.21m x 1.78m)

Plastered ceiling with inset chrome spotlighting. Tiled walls. Vinyl flooring. UPVC double glazed window. Double shower cubicle with electric shower over. Shower screen. Vanity wash hand basin and w.c with built in storage. Shaver points. Radiator.

## REAR GARDEN

Level and enclosed with laid to lawn. Space for garden shed. Access to the garage. Outside lighting and tap.

## GARAGE

Detached single garage with up and over door. Lighting and power throughout.

## COUNCIL TAX

Council tax band E.

## 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

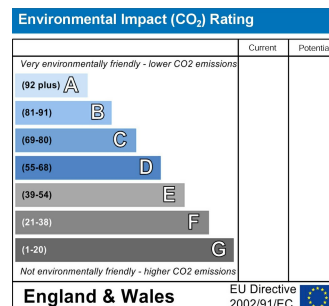
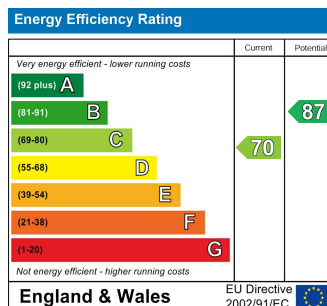
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## PROCEEDS OF CRIME ACT 2002

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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