



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



70 Mariners Walk, Barry CF62 5AY £265,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Situated in the charming Mariners Walk, Barry, this delightful end terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms with an en-suite to the master bedrooms and a family bathroom, this property is ideal for small families or professionals seeking a serene environment.

Upon entering, a entrance hallway leading to a spacious reception room that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the kitchen / dining area, which boasts integrated appliances and French doors that open seamlessly to the rear garden. This feature not only enhances the natural light within the space but also creates an ideal setting for entertaining guests or enjoying family meals.

Convenience is key, with a cloakroom w.c located on the ground floor, ensuring practicality for everyday living.

The rear garden is a standout feature of this property, recently enhanced with porcelain slabs that provide ample space for garden furniture, perfect for alfresco dining or simply enjoying the outdoors. The raised sleeper beds, adorned with established shrubbery, add a touch of greenery and charm, while side access to the front ensures ease of movement.

Additionally, the property offers parking for two vehicles, a valuable asset in this desirable location. Mariners Walk is well-positioned, providing easy access to local amenities and transport links, making it a wonderful place to call home. This property is not to be missed, offering a perfect combination of style, comfort, and practicality.



FRONT

Paved pathway leading to a composite front door. Laid decorative chippings. Side access to rear garden. Two allocated parking bays.

Entrance Hallway

5'06 x 6'04 (1.68m x 1.93m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert. Wood panel door leading through to the living room. Fitted carpet staircase rising to the first floor.

Living Room

11'10 x 13'05 (3.61m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the entrance hallway. A further wood panelled door leading through to the kitchen / dining.

Kitchen / Dining

12'00 x 15'05 (3.66m x 4.70m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed French doors and side windows leading to the rear garden. A Modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Stainless steel 1 1/2 bowl sink. Integrated four ring gas hob with stainless steel splash back. Stainless steel cooker hood. Integrated oven. Space for washing machine, space for fridge / freezer. Wall mounted housed combination boiler. Seating area for dining. Access to understairs storage. Wood panelled door leading to the W.C. cloakroom.

W.C Cloakroom

3'04 x 6'02 (1.02m x 1.83m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Pedestal wash hand basin. Ceramic tiled splashbacks. Close coupled toilet. Wood panelled door leading through to the kitchen / diner.

FIRST FLOOR

First Floor Landing

6'10 x 9'06 (2.08m x 2.90m)

Smoothly plastered ceiling with loft access with fixed loft ladder, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the first floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panel door leading to the family bathroom.

Bedroom One

9'11 x 11'02 (3.02m x 3.40m)

Smoothly plaster ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobe. Wood panelled door leading to an en-suite shower room. Wood panelled door leading to the first floor landing.

En-Suite

5'05 x 5'09 (1.65m x 1.75m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring and splash backs. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Shower with electric shower overhead. Close coupled toilet. Pedestal wash hand basin.

Bedroom Two

8'07 x 10'06 (2.62m x 3.20m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Built-in wardrobe. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Bedroom Three

6'07 x 10'01 (2.01m x 3.07m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Family Bathroom

5'07 x 6'08 (1.70m x 2.03m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashback. Ceramic tiled flooring. Wall mounted radiator. Bath. Pedestal wash hand basin. Close coupled toilet.

REAR

Enclosed rear garden with side access to front. Feather edged fencing surrounding with inset lighting. Porcelain tiled patio area. Laid decorative chippings. Raised sleeper beds with planted established shrubbery. UPVC double glazed French doors leading to the Kitchen / dining.

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

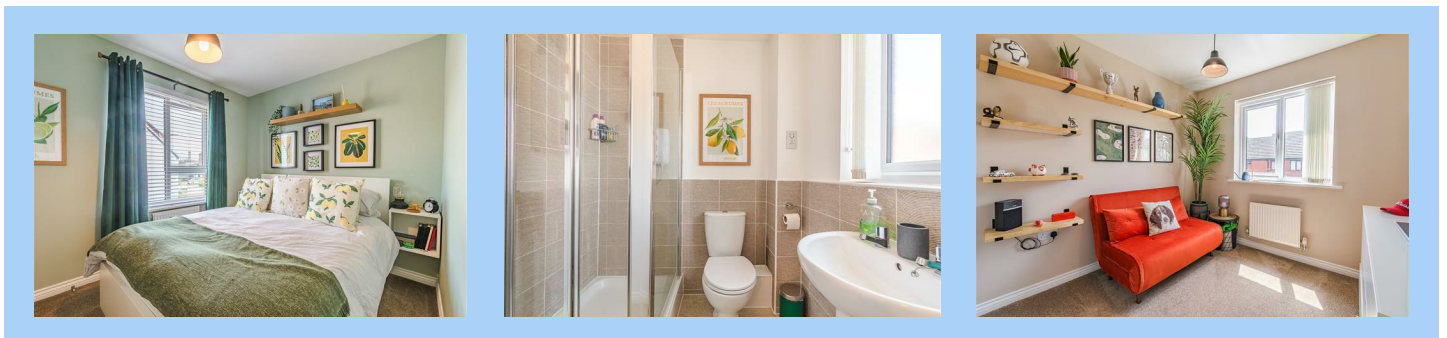
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



www.ninaestateagents.co.uk

