



28 The Pastures, Barry CF62 9ET

Chain Free £179,995 Freehold

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

Situated in the 'Pastures' development in Barry, this charming terraced house offers a warm, inviting atmosphere, this two-bedroom property is perfect for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a hallway that leads to a spacious living / dining room, ideal for relaxation and entertaining. The kitchen / breakfast, conveniently located adjacent to the living area, provides a functional space for culinary pursuits. Upstairs, you will find two comfortable bedrooms, each offering a peaceful retreat, along with a family bathroom that caters to all your needs.

The property boasts an enclosed rear garden, featuring a decked patio area perfect for al fresco dining, as well as a Astro Turfed lawn, providing a wonderful space for outdoor activities or simply enjoying the fresh air. To the front, there is a block paved driveway with parking for one vehicle, adding to the convenience of this property.

Situated within walking distance to local shops, schools, Barry Hospital, and bus links, this property is ideally located for those who appreciate easy access to amenities. The combination of a friendly community and a well-connected location makes this home a fantastic opportunity for anyone looking to settle in this vibrant area. Don't miss your chance to make this lovely house your new home.



FRONT

Block paved driveway with parking for one vehicle. Block paved steps and pathway leading to UPVC double glazed front door.

Entrance Hallway

3'11 x 5'02 (1.19m x 1.57m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert. Wood panelled door leading through to living / dining room. Fitted carpet staircase rising to the first floor landing.

Living / Dining Room

11'10 x 18'00 (3.61m x 5.49m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. French doors leading through to kitchen / breakfast. Wood panelled door leading through to the entrance hallway.

Kitchen / Breakfast

6'10 x 11'10 (2.08m x 3.61m)

Textured ceiling with coving, smoothly plastered walls. Tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units and glazed display units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob, Stainless steel cooker hood, integrated oven. Space for fridge / freezer, space for washing machine. Breakfast bar area. French doors leading through to living / dining room. A Housed wall mounted boiler.

FIRST FLOOR

First Floor Landing

2'08 x 5'10 (0.81m x 1.78m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom.

Bedroom One

9'01 x 14'00 (2.77m x 4.27m)

Textured ceiling with coving, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading to the first floor landing.

Bedroom Two

6'09 x 11'02 (2.06m x 3.40m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to airing cupboard. Wood panelled door leading through to the first floor landing.

Family Bathroom

4'11 x 7'11 (1.50m x 2.41m)

Textured ceiling with inset lights and vent extractor, smoothly plastered walls. Porcelain tiled splashback's. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath, pedestal wash hand basin, close coupled toilet.

REAR

Enclosed rear garden, feather edged fencing surrounding. Planted established shrubbery. Laid to Astro Turfed Lawn. Decked area to rear proving ample room for garden furniture. UPVC double glazed door leading to the kitchen / breakfast.

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

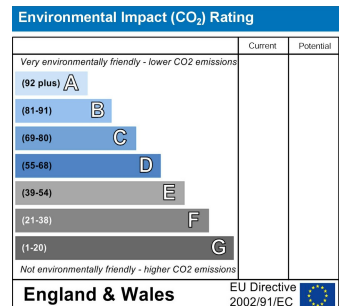
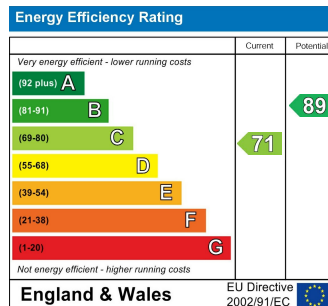
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PROCEEDS OF CRIME ACT 2002

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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