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17 Carn Yr Ebol, Barry CF63 1EH
£210,000 Freehold

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

Situated in the sought-after Pencoedtre Village, this charming two-bedroom terraced house on Carn Yr Ebol offers a delightful blend of modern living and convenience. The property is well presented, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom with a w.c. The spacious living room provides a comfortable space for relaxation and entertaining, while the kitchen/breakfast area is perfect for casual dining and family gatherings with French doors leading to the rear garden. The layout is designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

On the first floor, you will find two well-proportioned bedrooms, which offer ample storage and comfort. The family bathroom is thoughtfully designed, catering to all your needs.

Outside, the property boasts an open plan garden at the front, beautifully planted with shrubs that enhance its curb appeal. To the rear, you will find designated parking, a valuable feature in this popular area. The enclosed garden is a true highlight, featuring a decked sun terrace ideal for alfresco dining and a lawn area, laid decorative sandstone chippings and feather edged fencing surrounding, perfect for gardening enthusiasts to cultivate.

With its close proximity to local amenities and excellent transport links to Cardiff and the M4, this property is not only a lovely home but also a practical choice for those seeking a vibrant community lifestyle. This is a wonderful opportunity to acquire a modern home in a desirable location. Don't miss out on the chance to make this delightful property your own.

FRONT
Enclosed front garden. Laid decorative chippings. Planted established shrubbery. Paved pathway leading to a composite front door.

Entrance Hallway
3'07 x 6'04 (1.09m x 1.93m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert to the front. Wood panelled door leading to WC cloakroom. A Further wood panelled door leading through to the living room.

W.C Cloakroom
2'09 x 5'09 (0.84m x 1.75m)
Smoothly plastered ceiling, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front. Corner wash hand basin. Ceramic tiled splashbacks. Close coupled toilets. Wood panelled door leading through to the entrance hallway.

Living Room
10'10 x 12'11 (3.30m x 3.94m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Feature fireplace. Fitted carpet staircase rising to the first floor. Wood panelled door leading through to the entrance hallway. Through opening to kitchen / breakfast.

Kitchen / Dining
8'00 x 13'09 (2.44m x 4.19m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to rear garden. A Modern fitted kitchen, comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Stainless steel sink. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Space for fridge / freezer. Space for washing machine. Wall mounted combination boiler. Dining area. Access to under stairs storage. Through opening to the living room.

FIRST FLOOR

First Floor Landing
4'04 x 6'04 (1.32m x 1.93m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood frame doors leading to bedrooms one and two. A further wood panel door leading to the family bathroom.

Bedroom One
10'04 x 10'09 (3.15m x 3.28m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to storage, built-in double wardrobe. Wood panelled door leading through to the first floor landing.

Bedroom Two
7'02 x 10'02 (2.18m x 3.10m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to built-in storage. Wood panelled door leading through to the first floor landing.

Family Bathroom
5'07 x 6'03 (1.70m x 1.91m)
Smoothly plastered 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. Bath with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

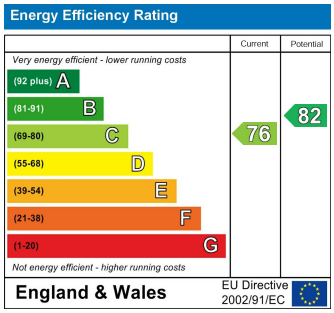
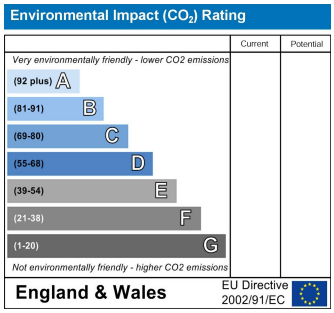
REAR
Enclosed rear garden. Decked patio area with French doors leading to the kitchen / breakfast. Laid to lawn. Paved pathway leading to rear access with one allocated parking bay. Feather edged fencing surrounding.

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.