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## 45 Michaelston Close, Barry CF63 1SG £140,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the area of Michaelston Close, Barry, this delightful bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

The location of this property is particularly appealing, as it offers a tranquil residential setting while remaining close to local amenities. Residents can enjoy the nearby parks, shops, and schools, making it a practical choice for everyday living.

This bungalow presents an excellent opportunity for those looking to settle in a friendly community, with the added benefit of single-storey living. Whether you are a first-time buyer or seeking to downsize, this property is sure to meet your needs. Don't miss the chance to make this charming bungalow your new home.



## FRONT

## HALLWAY

Textured ceiling; papered walls; wood-effect flooring. Storage cupboards; meter cupboards; wooden doors to all rooms. UPVC double-glazed window opening to the front aspect. Wooden cupboard housing Baxi combination boiler providing gas central heating. Wall-mounted radiators.

## LIVING ROOM

16'0 x 14'4 (4.88m x 4.37m)

Textured ceiling with coving; papered walls; wood-effect flooring. UPVC double-glazed window and door to rear garden. Wall-mounted radiator; feature fireplace with marble hearth.

## KITCHEN

11'5 x 9'0 (3.48m x 2.74m)

Textured ceiling; papered walls; tiled flooring. UPVC double-glazed window and door overlooking the front elevation. Selection of wall and base units; laminate work surfaces. Stainless steel sink with twin taps; space for appliances.

## BEDROOM ONE

11'8 x 11'7 (3.56m x 3.53m)

Tiled ceiling; papered walls; fitted carpet flooring. UPVC double-glazed window overlooking the rear garden. Wall-mounted radiator.

## BEDROOM TWO

11'5 x 8'9 (3.48m x 2.67m)

Textured ceiling; papered walls; fitted carpet flooring. UPVC double-glazed window overlooking the rear garden. Wall-mounted radiator; fitted wardrobes.

## W.C/CLOAKROOM

5'8 x 2'3 (1.73m x 0.69m)

Textured ceiling; papered walls; wood-effect flooring. Close-coupled toilet. UPVC double-glazed window overlooking the front aspect.

## FAMILY SHOWER ROOM

5'5 x 4'7 (1.65m x 1.40m)

Textured ceiling; tiled walls; tiled flooring. UPVC double-glazed obscure glass window overlooking the side aspect. Pedestal wash-hand basin with mixer tap. Shower cubicle with electric shower and bi-folding/sliding glass doors. Wall-mounted radiator.

## REAR GARDEN

Fully enclosed; paved patio area; concrete pathways; stone chippings. Access to storage shed; outside lighting.

## COUNCIL TAX

Council tax band B.

## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

