



**36 Woodham Park, Barry
Vale of Glamorgan CF62 8JF**

**£139,950
Freehold**

A modern mid-link property sold with no onward chain and viewing is highly recommended. The property is conveniently placed off Colcot Road to the North of Barry in close proximity to schools, public transport, Barry Hospital, local shops and with easy access to link roads leading to Cardiff and M4 corridor.

Briefly comprising, entrance hallway, fitted kitchen to front, living/dining room with stairs rising and garden access. To the first floor, two bedrooms and a family bathroom. To the front, a garden with mature shrubs and allocated parking for one vehicle. To the rear, an enclosed level garden with patio. Benefiting from UPVC double glazing and gas central heating via combination boiler. An ideal first time buy or for an investor looking for a buy to let.



FRONT

Parking to front of property. Flower beds and shrubs. Steps descending to UPVC double glazed opaque glass front door. Allocated parking for one vehicle.

Entrance Hallway

Textured ceiling. Coving. Smoothly plastered walls. Slate flooring. Storage cupboard housing combination boiler. Glazed inner door opening to living room. Doorway opening into kitchen.

Kitchen

8'4" max x 8'3" max (2.54m max x 2.51m max)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Slate flooring. UPVC double glazed window to the front. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven. Four burner gas hob with extractor over. Space for washing machine. Integrated under counter fridge and freezer. Stainless steel sink. Radiator.

Living/Dining Room

16'8" max x 12'2" max (5.08m max x 3.71m max)

Smoothly plastered ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window and door to the rear. Two radiators. Stairs rising to the first floor.

FIRST FLOOR

Landing

Textured ceiling. Coving. Attic hatch. Papered walls. Fitted carpet. Doors to two bedrooms and bathroom.

Bedroom 1

12'6" max x 9'0" max (3.81m max x 2.74m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

Bedroom 2

12'5" max x 6'7" max (3.78m max x 2.01m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

Bathroom

8'11" max x 5'2" max (2.72m max x 1.57m max)

Smoothly plastered spotlighted ceiling. Ceramic tiled walls and flooring. Chrome towel rail radiator. UPVC double glazed opaque glass window. Close coupled cistern w.c. Vanity units wash-hand basin. P-shaped bath with mains pressure shower over.

REAR

Enclosed rear garden with patio. Garden shed.

COUNCIL TAX

Council tax band C

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.

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.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

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.

