



**Brynteg Barry Road, Barry
Vale of Glamorgan CF62 8HE**

**£165,000
Freehold**

A detached bungalow sold with no onward chain and ideally situated in close proximity to Barry Town Centre approximately 10 minutes walk away. Local bus links and Barry Link Road leading to Cardiff/M4 are close by. The property briefly comprises; entrance hallway, two double bedrooms, living room (which could be used as a third bedroom), dining room opening into kitchen/diner and a wet room. To the front a block paved driveway providing ample parking. To the rear, enclosed garden with decked patio area and flower beds. Benefiting from UPVC double glazing throughout, gas central heating via combination boiler and sold with no onward chain.



FRONT

Gated front forecourt. Block paved driveway. Side access to shed. UPVC double glazed opaque glass front door opening to hallway.

Hallway

Papered ceiling. Picture rail. Papered walls. Original black and white checkered tiles to floor. Radiator. Doors to bedroom one, living room and dining room.

Living Room

12'6" max x 10'0" max (3.81m max x 3.05m max)

Papered ceiling. Picture rail. Papered walls. Fitted carpet. UPVC double glazed bay window to the radiator. Original tiled fireplace with oak surround.

Dining Room

13'8" max x 10'6" max (4.17m max x 3.20m max)

Textured ceiling. Coving. Papered walls. Fitted carpet. Radiator. Opening into kitchen/breakfast room.

Kitchen/Breakfast Room

17'0" max x 9'2" max (5.18m max x 2.79m max)

Papered vaulted ceiling. Plastered walls. Laminate flooring. UPVC double glazed windows to the rear. Kitchen base units with work tops over. Space for gas cooker, washing machine and fridge freezer. Stainless steel sink. Radiator.

Rear Lobby

6'3" max x 2'10" max (1.91m max x 0.86m max)

Papered vaulted ceilings. Smoothly plastered walls. Laminate flooring. UPVC double glazed opaque glass window and door to the rear. Access into wet room.

Wet Room

5'11" max x 5'10" max (1.80m max x 1.78m max)

Smoothly plastered ceiling. Ceramic tiled walls. Wet room flooring. Close coupled cistern w.c. Pedestal wash-hand basin. Walk in shower area with electric shower. UPVC double glazed opaque glass window to the side. Radiator. Extractor.

Bedroom 1

12'11" max x 10'3" max (3.94m max x 3.12m max)

Papered ceilings. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

Bedroom 2

11'3" max x 9'10" max (3.43m max x 3.00m max)

Textured ceilings. Papered walls. Fitted carpet. UPVC double glazed window to the side. Radiator. Sliding door wardrobes. Concealed wall mounted combination boiler.

REAR

Enclosed rear garden. Decked patio area. Slate chippings. Flower beds and shrubs.

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

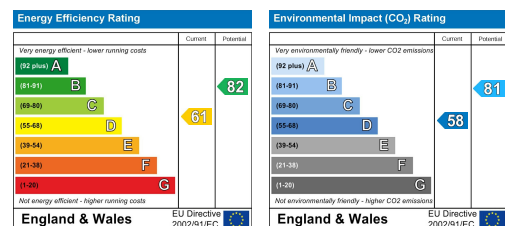
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.



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