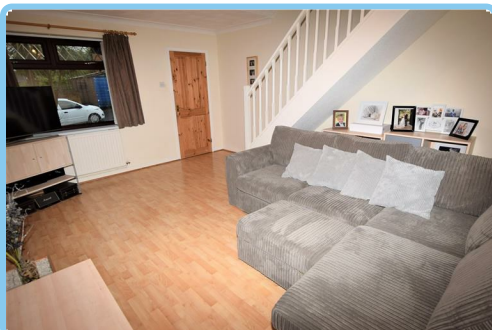




**18 Hardy Close, Barry
Vale of Glamorgan CF62 9HJ**

**£149,950
Freehold**

A well presented modern, end of link dwelling placed on the Woodfield Heights development to the East side of Barry. The property is in walking distance to Pencoedre High School, bus links and a local supermarket. Viewing is recommended to appreciate. Briefly comprising, entrance porch, living/dining room, fitted kitchen and conservatory. To the first floor, two double bedrooms and a family bathroom. To the front, a driveway providing ample parking, laid lawn and side access. To the rear, an enclosed low maintenance garden with raised decked patio area. Benefiting from; UPVC double glazing, gas central heating, a replacement bathroom suite and offering easy commuting to Cardiff/M4 via the link road close by. An ideal first time buy in a popular area of Barry.



FRONT

Laid lawn. Parking for two vehicles. Patio slabs. Side access. Enter property via UPVC double glazed door.

Entrance Porch

Textured ceiling. Coving. Smoothly plastered walls with tongue and groove below dado level. UPVC double glazed window to the front. Built in storage. Wooden inner door opening to living room.

Living/Dining Room

16'11" max x 12'09" max (5.16m max x 3.89m max)

Textured ceiling. Coving. Feature wallpaper. Laminate flooring. UPVC double glazed window to the front. Door opening into kitchen. Stairs rising to the first floor. Radiator.

Kitchen

12'09" max x 8'05" max (3.89m max x 2.57m max)

Textured ceiling. Coving. Smoothly plastered walls. Radiator. Vinyl flooring. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated oven and gas hob with overhead extractor. UPVC double glazed window and door to the conservatory. Space for washing machine, dishwasher, tumbler dryer and fridge freezer. Wall mounted boiler. Door opening to conservatory.

Conservatory

9'0" max x 9'03" max (2.74m max x 2.82m max)

Poly-carbonate roof. Brick walls. UPVC double glazed windows and doors. Laminate flooring.

FIRST FLOOR

Landing

Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. Doors to two bedrooms, bathroom and airing cupboard.

Bedroom 1

11'01" max x 9'04" max (3.38m max x 2.84m max)

Textured ceiling. Coving. Smoothly plastered walls. Feature wallpaper. Laminate flooring. UPVC double glazed window to the front. Built in double wardrobes. Radiator.

Bedroom 2

10'01" max x 7'03" max (3.07m max x 2.21m max)

Textured ceiling. Coving. Papered walls. Dado rail. Fitted carpet. UPVC double glazed window to the rear. Built in double wardrobes. Radiator. Vanity unit wash-hand basin.

Bathroom

7'01" max x 5'01" max (2.16m max x 1.55m max)

Textured ceiling. Coving. Tiled walls. Vinyl flooring. UPVC double glazed opaque glass window to the rear. Bath with shower over. Close coupled cistern w.c. Pedestal wash-hand basin. Towel rail radiator.

REAR

Enclosed rear garden. Stone chippings. Raised decked patio area.

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.

