

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



Residential Sales



**20 Whitmore Park Drive, Barry
Vale of Glamorgan CF62 8JL**

**£178,850
Freehold**

A well presented three bedroom semi detached dwelling placed in the sought after 'Highlight Park' development to the north of Barry. Schools, bus links, a supermarket and a medical centre are all in walking distance. The property briefly comprises, entrance hallway, living room, open plan kitchen/diner, three bedrooms and a family bathroom. To the front an open plan garden with driveway, to the rear an enclosed garden, laid to lawn, low maintenance garden with a natural stone patio. Benefiting from gas central heating via replacement combination boiler approx 2015, replacement double glazing throughout. Situated in a popular location of Barry. With the option to extend (subject to local planning) Viewing highly recommended.



FRONT

Driveway. Side access. Pathway. Laid lawn. Composite double glazed front door opening to property.

Entrance Hallway

Textured ceiling. Smoothly plastered walls. Laminate flooring. Radiator. Stairs rising to the first floor. Door opening into living room.

Living Room

14'5" max x 11'11" max (4.39m max x 3.63m max)

Textured ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Opening into kitchen/diner.

Kitchen/Diner

14'11" max x 10'1" max (4.55m max x 3.07m max)

Textured ceiling. Papered walls. Laminate flooring. UPVC double glazed window and sliding patio doors opening to the garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven and hob with extractor over. Space for under-counter fridge and freezer, washing machine. Two radiators. Stainless steel sink. Wall mounted combination boiler. Breakfast bar.

FIRST FLOOR

Landing

Textured ceiling. Attic hatch. Smoothly plastered walls. Fitted carpet. Doors to three bedrooms and bathroom. Storage cupboard.

Bedroom 1

12'0" max x 9'0" max (3.66m max x 2.74m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Sliding door wardrobes. Radiator.

Bedroom 2

9'3" max x 7'4" max (2.82m max x 2.24m max)

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

Bedroom 3

7'5" max x 7'4" max (2.26m max x 2.24m max)

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

Bathroom

6'7" max x 5'8" max (2.01m max x 1.73m max)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass window to the side. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with mains pressure shower over. Chrome towel rail radiator.

REAR

Enclosed rear garden. Patio area. Laid lawn. Flower beds. Garden shed.

COUNCIL TAX

Council tax band D

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.

