



**4 Cornwall Road, Barry
Vale of Glamorgan CF62 9AF**

**£149,950
Freehold**

***** OPEN TO OFFERS***** A three bedroom, semi-detached property sold with no onward chain and much improved by the current owner. The property is situated off Barry Road close to public transport, local schools and shops and five minutes drive to the link road leading to Cardiff/M4. The property briefly comprises, steps descending to entrance porch, hallway, through living room, dining room and replacement fitted kitchen. To the first floor, three bedrooms and a family shower room. To the front, laid lawn and side access. To the rear, steps descending to laid lawn and two outbuildings. Benefiting from UPVC double glazing, gas central heating, replacement carpets, recent redecoration and is an ideal first family home.



FRONT

Gated front garden. Laid lawn. Flower beds. Side access. UPVC double glazed door opening into porch.

Entrance Porch

6'2" max x 4'5" max (1.88m max x 1.35m max)

Tongue and groove ceiling and walls. Fitted carpet. UPVC double glazed window to the front. Glazed inner door and side panel opening to hallway.

Hallway

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Fitted carpet. Doors to living room and kitchen. Open under-stairs storage area. Radiator.

Living Room

14'8" max x 10'10" max (4.47m max x 3.30m max)

Smoothly plastered ceiling. Coving. Picture rail. Smoothly plastered walls. Fitted carpet. Aluminium sliding patio doors opening to the front. Radiator.

Dining Room

11'0" max x 9'11" max (3.35m max x 3.02m max)

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

Kitchen

10'1" max x 9'3" max (3.07m max x 2.82m max)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the rear. UPVC double glazed opaque glass door to the side. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Space for freestanding gas cooker, fridge freezer and washing machine. Stainless steel sink. Wall mounted conventional boiler.

FIRST FLOOR

Landing

Textured ceiling. Attic hatch. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the side with elevated views. Doors to three bedrooms and bathroom.

Bedroom 1

11'0" max x 10'4" max (3.35m max x 3.15m max)

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

Bedroom 2

12'10" max x 9'10" max (3.91m max x 3.00m max)

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

Bedroom 3

10'0" max x 6'10" max (3.05m max x 2.08m max)

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

Shower Room

7'7" max x 5'7" max (2.31m max x 1.70m max)

Smoothly plastered ceiling. Ceramic tiled walls. Vinyl flooring. UPVC double glazed windows to the side and rear. Radiator. Cistern w.c. Pedestal wash-hand basin. Walk in shower enclosure with electric shower. Radiator.

REAR

Laid lawn. Two outbuildings.

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

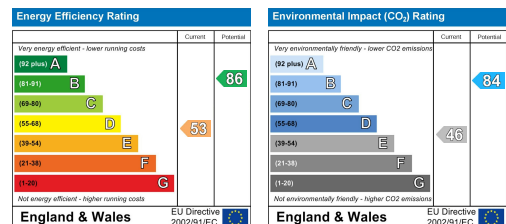
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with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