

9 Haven Walk
Barry
The Vale Of Glamorgan
CF62 5AZ

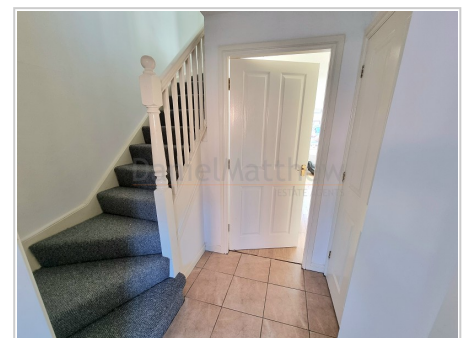
£270,000



- SEMI DETACHED TOWN HOUSE
- THREE DOUBLE BEDROOMS
- CLOAKROOM
- ENSUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- NO ONGOING CHAIN
- CLOSE TO RAIL STATION, BEACHES AND AMENITIES
- WELL PRESENTED THROUGHOUT
- CALL TODAY TO VIEW ON 01446 502806

Ref: PRB10292

Viewing Instructions: Strictly By Appointment Only



General Description

**** NO CHAIN **** Daniel Matthew Estate Agents are pleased to offer for sale this immaculate three bedroom town house situated in the sought after Waterfront Development in Barry. Property comprises to the ground floor, hallway, lounge, inner hallway, cloakroom and kitchen/dining room. To the first floor two bedrooms and family bathroom. To the second floor the main bedroom with en-suite. Further benefits are enclosed rear garden, parking for two allocated parking spaces, Property is within walking distance to Rail station, beaches and Goodsheds, Property is being sold with on going chain. Viewing's are highly recommended, please contact a member of our team on 01446 502806.

Accommodation



Hallway

Enter through a composite door with glazed panel into hallway, plain ceiling, plain walls, Mat well flooring, Radiator, door leading into:-



Lounge (14' 09" x 11' 08") or (4.50m x 3.56m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, wood effect laminate flooring, under stairs storage cupboard, radiator.



Inner Hallway

Plain ceiling, plain walls, ceramic tiled flooring, staircase leading to first floor with fitted carpet and spindled balustrade. Doors into:-



Cloakroom/w.c

Plain ceiling, plain walls, ceramic tiled flooring, two piece white suite comprising low level WC, pedestal wash hand basin, extractor fan, radiator.



Kitchen / Dining Room (11' 08" x 7' 07") or (3.56m x 2.31m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to enclosed rear garden, plain ceiling, plain walls, ceramic tiled flooring, a range of matching wall and base units with complimentary work surfaces, inset one and a half bowl sink with mixer tap over, built in electric oven and four ring gas hob with extractor over, splash back, plumbing for washing machine and space for fridge freezer, space for dining table and chairs.



Landing

Plain ceiling, plain walls, spindled balustrade, fitted carpet, staircase rising to second floor. Doors into :-



Bedroom Two (11' 08" x 10' 04") or (3.56m x 3.15m)

Two UPVC double glazed windows to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



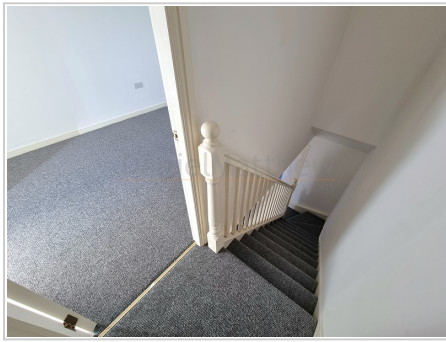
Bedroom Three (12' 0" x 9' 0"Max Max) or (3.66m x 2.74m Max)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, vinyl flooring, a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath, radiator.



Second Floor Landing

Plain ceiling, plain walls, fitted carpet, built in storage cupboard. Door into:-



Bedroom One (17' 01" Max x 8' 05") or (5.21m Max x 2.57m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, door leading into:-



En Suite

Velux window to rear aspect, plain ceiling, plain walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and single shower cubicle, radiator.



Outside

Front - Two allocated parking spaces, side access. pathway leading to front door.

Rear - Enclosed rear garden, timber fenced boundaries, mainly laid to lawn and has a paved patio area. gate giving side access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B85

Tenure

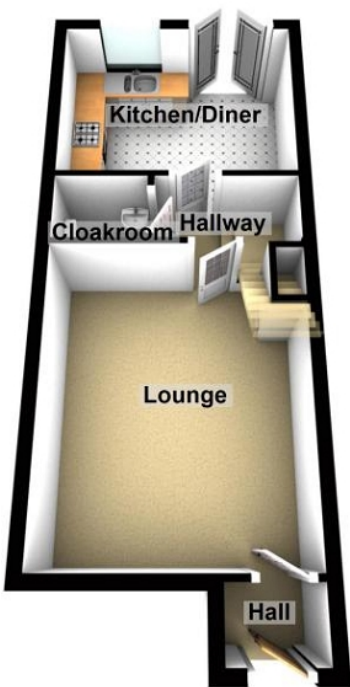
We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor



First Floor



Second Floor



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.