

Clos Tear,
Barry,
The Vale Of Glamorgan.
CF62 5BQ

229,500



- 2018 Barratt New Build
- Living room with French doors
- Well equipped kitchen
- Cloakroom
- 2 double bedrooms
- Bathroom
- Enclosed garden with patio & lawn
- Balance of a 10 year NHBC Warranty
- 2 parking spaces



Ref: PRA11220

Viewing Instructions: Strictly By Appointment Only

General Description

Immaculate 2 bedroom property with lovely garden and 2 parking spaces. Close to public transport, Asda, the Goodsheds and Barry Island beaches. Built by Barratt in 2018 and available with the balance of a NHBC warranty.

Accommodation

Property Information & Specifications

The end of terrace property comprises the following key areas:

- o Hallway
 - o Kitchen
 - o Cloakroom
 - o Living room
 - o Stairs & landing
 - o Bedroom 1
 - o Bedroom 2
 - o Bathroom
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Hallway

Composite entrance door.

Opening to the kitchen and doors leading to the cloakroom / WC and living room.

Living Area (17' 7" Max x 12' 8" Max) or (5.35m Max x 3.85m Max)

Spacious living area with French doors opening onto the patio.

Storage cupboard and shelving.

Wood effect floor.

Kitchen (12' 10" Max x 8' 10" Max) or (3.90m Max x 2.70m Max)

Wall and base units on three sides, generous work surfaces and a stainless steel sink unit.

Built in electric oven with gas hob and fitted extractor hood over.

Space for a fridge / freezer, space for a washing machine and integrated dishwasher.

Front window.

Landing

Doors leading to both double bedrooms and the bathroom.

Fitted carpet.

Hatch to the loft space.

Bedroom 1 (12' 10" Max x 8' 10" Max) or (3.90m Max x 2.70m Max)

Double bedroom with rear facing window overlooking the garden.

Pair of built in wardrobe / storage cupboards.

Fitted carpet.

Bedroom 2 (12' 10" Max x 8' 10" Max) or (3.90m Max x 2.70m Max)

A second double bedroom with front facing window.

Fitted carpet.

Bathroom (9' 6" Max x 5' 3" Max) or (2.90m Max x 1.60m Max)

Modern suite with stylish tiling which comprises a panelled bath with mixer shower over, WC and wash hand basin.

Outside

FRONT

Pretty low maintenance frontage with block pathway and slate chipping finish.

REAR

Paved patio and lawn enclosed on all sides by timber fencing.

Raised bed.

Outside tap.

Services

Mains electricity, mains water, mains drainage and mains gas.

EPC Rating:83

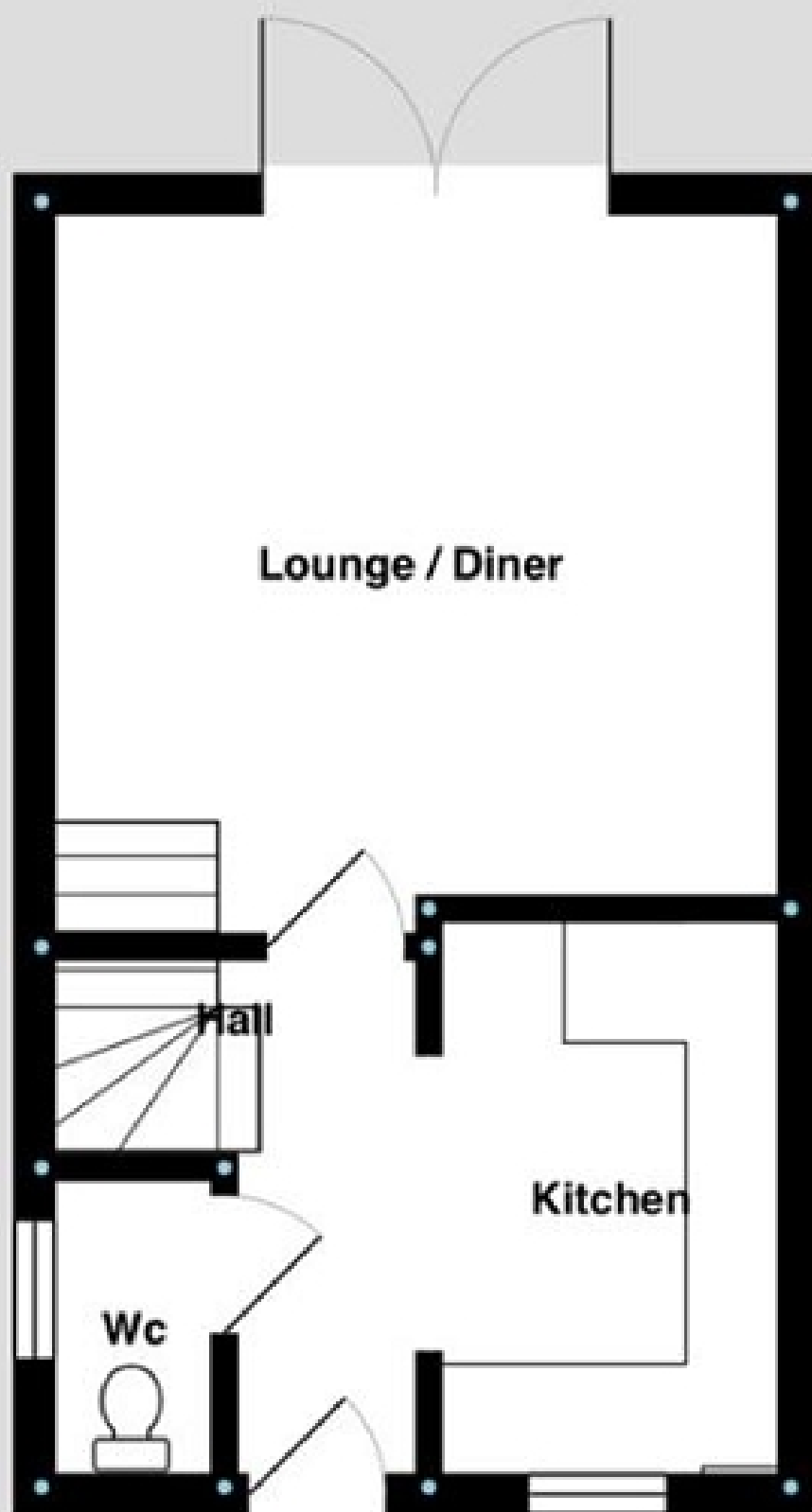
Tenure

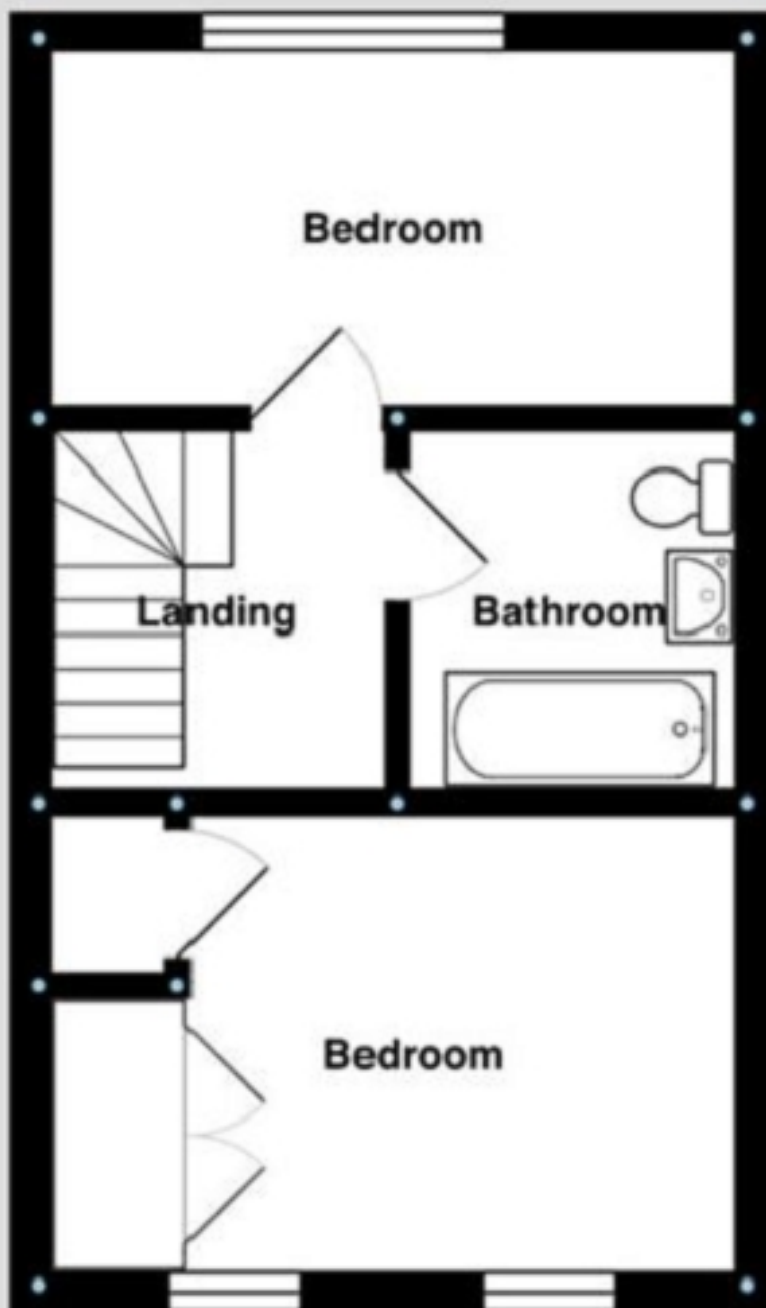
We are informed that the tenure is Freehold

Council Tax

Band D









All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.