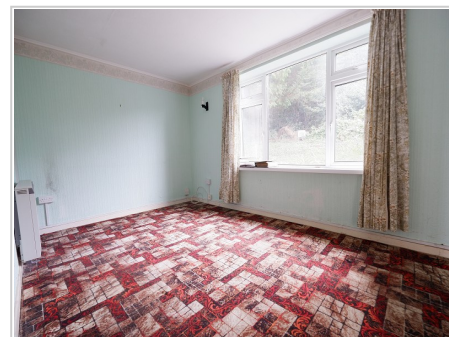


29 Walker Road,
Barry,
The Vale Of Glamorgan.
CF62 8EN

135,000



- 2 double bedrooms
- Living room
- Kitchen
- Elevated position
- Garden & outbuilding
- uPVC double glazing
- Views across the Bristol Channel
- NO CHAIN



Ref: PRA11247

Viewing Instructions: Strictly By Appointment Only

General Description

2 bedroom double bedroom semi-detached property with views across the Bristol Channel. NO CHAIN.

Accommodation

Property Summary

Ground Floor

uPVC entrance door and hallway with stairs rising to the first floor and doors leading to the kitchen and living room.

Large rectangular living room with window overlooking the garden.

Kitchen with generous levels of natural light, front window with view towards the Bristol Channel and door opening onto the garden.

First Floor

Landing with hatch to the loft space and doors leading to the two bedrooms and bathroom.

Master bedroom with dual aspect and second bedroom with built in wardrobes.

Bathroom with bath, WC and wash hand basin.

Outside

Elevated frontage with steps rising to the front entrance door. Side return with outbuilding and rear garden with sloping lawn, mature trees / shrubbery.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:45

Tenure

We are informed that the tenure is Freehold

Council Tax

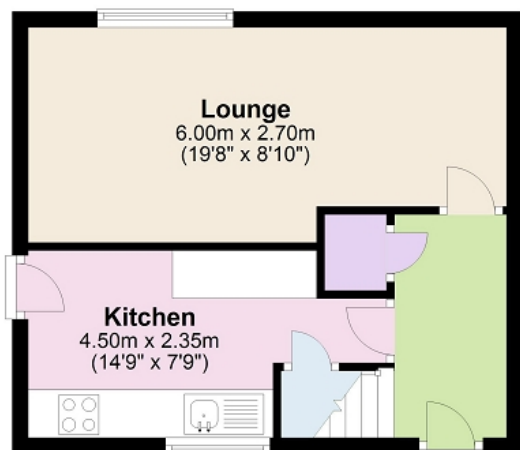
Band C



29 Walker Road, Barry, CF62 8EN

Ground Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 62.4 sq. metres (671.9 sq. feet)

For illustration purposes only - not to scale

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.