



Haven Walk, Barry CF62 5AZ

welcome to

Haven Walk, Barry

This is a gorgeous, detached property comprises entrance hallway, spacious lounge, modern kitchen/diner and ground floor WC. To the first floor are three well-proportioned bedrooms including a principal bedroom with en-suite, plus a contemporary family bathroom and downstairs cloakroom.

Hallway

Enter through a composite door with glazed panel into hallway. Wood effect flooring. Staircase rising to first floor with fitted carpet and handrail. Radiator. Wall mounted consumer unit. Doors into :-

Living Room

10' 2" x 18' 5" (3.10m x 5.61m)
Continuation of flooring. Flat plastered walls and ceiling. Window to front. French doors accessing the garden.

Kitchen / Diner

18' 5" x 9' 4" (5.61m x 2.84m)
Continuation of wood effect flooring. Window to front and two further windows to the side. A range of base and eye level units with complementing work surfaces and an inset one and a half bowl sink with mixer tap over. Built in oven and hob. Spaces for fridge/freezer and dishwasher. radiator. Built in storage cupboard. Door into :-

Utility

Base unit with complementing work surface. Space and plumbing for washing machine. Half glazed door giving side access. Wall mounted boiler. Further door into :-

Cloak Room

Wood effect flooring, close coupled WC, pedestal wash hand basin and radiator.

Landing

Fitted carpet. Radiator. loft access. Storage cupboard. Window to rear. Doors into :-

Bedroom One

18' 5" x 10' 5" (5.61m x 3.17m)
Fitted carpet, windows to side and front elevations. Two radiators. A range of built in wardrobes to the dressing area. Power Point. Door into

En Suite

Wood effect flooring, radiator. Close coupled WC, pedestal wash hand basin and a double shower cubicle with shower over. Partially tiled walls. Obscure window to front.

Bedroom Two

9' 1" x 10' 7" (2.77m x 3.23m)
Fitted carpet, windows to front and side. Radiator. Power Points

Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m)
Window to side. Radiator. Power points.

Bathroom

A three piece suite in white comprising of, close coupled WC, pedestal wash hand basin and a panelled bath with shower head mixer tap. Partially tiled walls. Obscure window to front.

Rear Garden

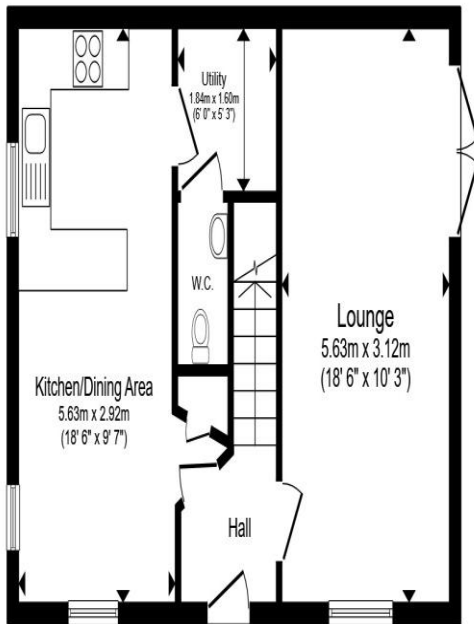
The rear garden is enclosed with overlapped timber fencing. Artificial lawn and paved patio area. Gate giving access to side and allocated parking.

Parking

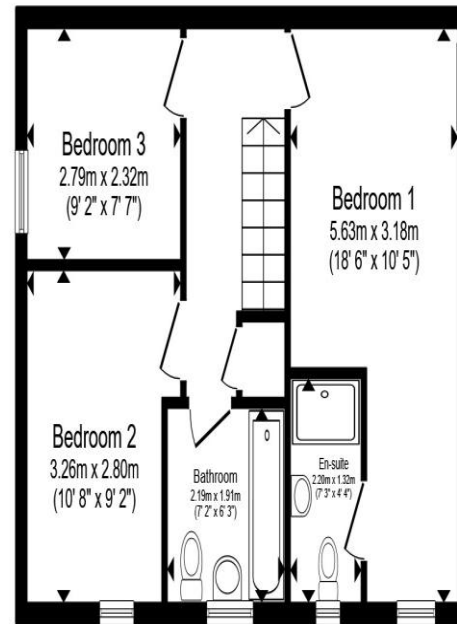
Two allocated parking spaces to the side of the property

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.



Ground Floor



First Floor

Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

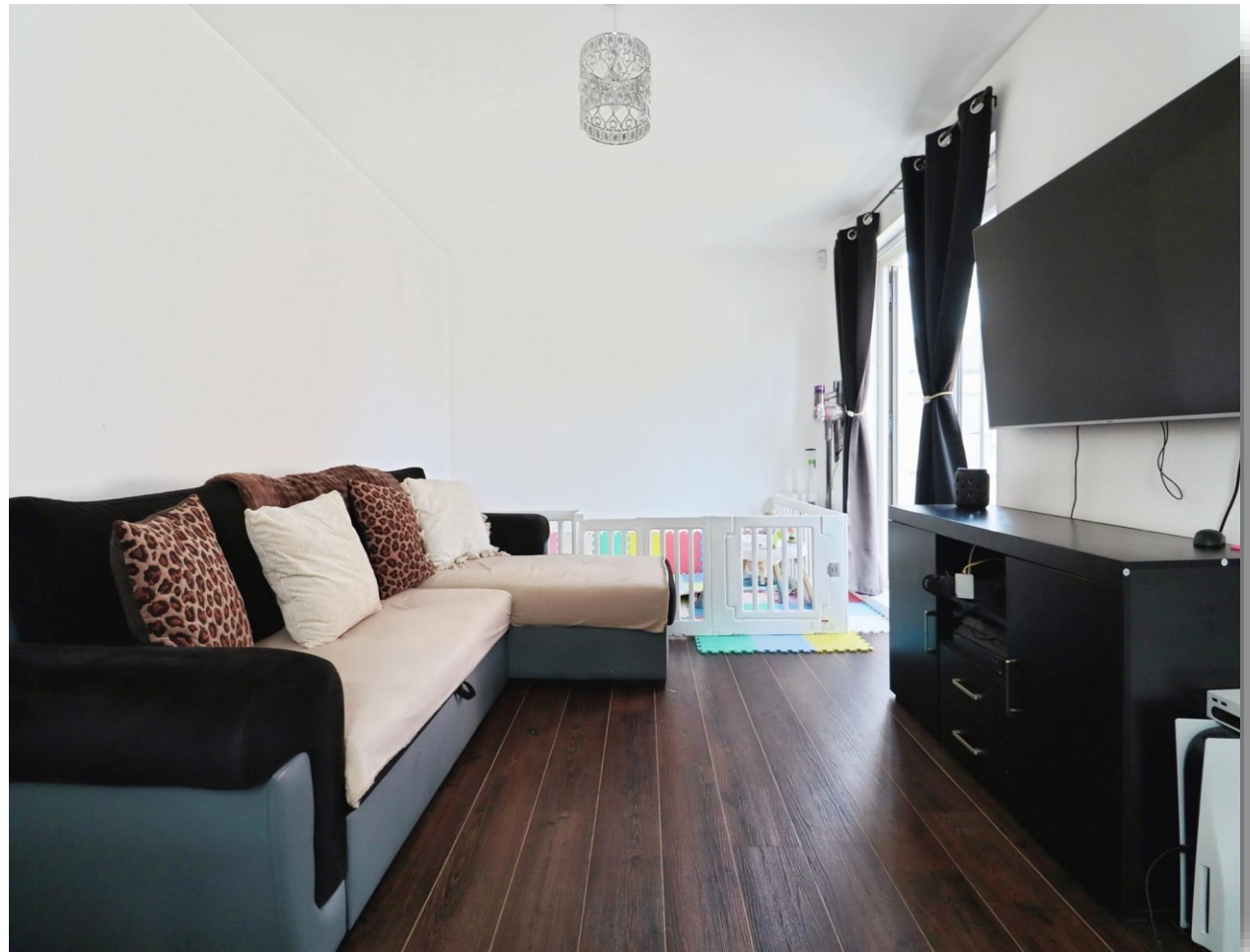


welcome to
Haven Walk,
Barry

- A MODERN DETACHED RESIDENCE LOCATED IN BARRY WATERFRONT WITH THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO GARDEN
- EN SUITE, FAMILY BATHROOM AND DOWN STAIRS CLOAK ROOM
- FRONT AND REAR GARDENS, UTILITY ROOM
- TWO ALLOCATED PARKING SPACES

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£310,000



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Property Ref:
BRY108400 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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