



## Newgale Close, Barry

£180,000 Freehold

Nestled in a peaceful cul de sac in Barry's sought-after Lundy Park development, this delightful two bedroom semi detached home is offered for sale...

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

## DESCRIPTION

**\*\*NEW\*\*NO CHAIN\*\*** MGY are delighted to present this charming two-bedroom home in Newgale Close, perfect for first time buyers or investors. The property is tucked away in a quiet Cul-de-dac, providing off road parking with ample amenities nearby, including a bus stop and schools. The property briefly comprises: Entrance Hallway, Lounge, Kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom. To the rear is a good sized garden with side access, and to the front is a lawn with off road parking for two vehicles. . EPC: C

## LOCATION

Tucked away in a Cul-de-sac with ample nearby amenities including a bus stop and schools. Easy commute links to Cardiff and the M4.

## ENTRANCE HALL

Entered via double glazed front door. Double glazed opaque window to the front. Radiator. Laminate flooring. Door to:

## LOUNGE

Dimensions: 17' 7" x 13' 0" (5.36m x 3.96m). Double glazed window to the front. Radiator. Laminate flooring. Carpeted stairs to the first floor. Under stairs storage cupboard. Door to :

## KITCHEN/BREAKFAST ROOM

Dimensions: 13' 1" x 9' 7" (3.99m x 2.92m). Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance and space for fridge/freezer. Breakfast bar of similar finish to work surfaces. Double glazed window and door to the rear garden.

## FIRST FLOOR ACCOMADATION

Carpeted stairs rising to the first floor. Access to the loft space. Doors to all first floor rooms.

## BEDROOM ONE

Dimensions: 11' 0" x 9' 6" (3.35m x 2.9m). Main double bedroom with double glazed window to the front. Fitted carpet. Radiator. Built in wardrobes.

## BATHROOM

Double glazed opaque window to the side. Suite to comprise panelled bath with shower over, closed cistern w,c and wash hand basin. Radiator. Vinyl flooring.

## BEDROOM TWO

Dimensions: 13' 2" x 9' 1" (4.01m x 2.77m). Double glazed window to the rear. Radiator. Fitted carpet. Built in wardrobe.

## OUTSIDE

To the front: Driveway providing off road parking and front garden laid to lawn. To the side: Side access to the rear. To the rear: Enclosed south facing garden laid to lawn.



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