

Rhodfa Cambo,
Barry.
CF62 5BS

325,000



- THREE BEDROOMS
- EN-SUITE
- WELL PRESENTED
- TWO ALLOCATED PARKING SPACES
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- PARTIAL NHBC LEFT
- ENCLOSED GARDEN
- CLOSE TO AMENITIES

Ref: PRB10135

Viewing Instructions: Strictly By Appointment Only

General Description

WELL PRESENTED THROUGHOUT. Daniel Matthew are happy to offer for sale this three bedroom end of link property. Constructed by Barratt homes and is the popular Ennerdale design. The property comprises of hallway, lounge, kitchen/ dining room and cloakroom to the ground floor . Landing, three bedrooms with En-suite to master bedroom and a family bathroom to the first floor. Benefiting from double glazing, gas central heating, enclosed garden and two parking spaces. Situated on the Westquay side of the waterfront in close proximity to Barry island seaside resort with its golden sandy beaches and train station offering easy access to Cardiff city centre and all that has to offer. Close also to other local amenities including shops, doctors surgeries and in the catchment area for some popular schools. The Goodsheds urban high street is also close at hand with its eateries and train carriage shops. to book to view call 01446 502806.

Accommodation

Hallway

Enter through door with glazed panel. High gloss ceramic tiled flooring. Radiator. Staircase rising to first floor with spindled balustrade fitted carpet and under stairs cupboard. Double storage cupboard. Doors into :-

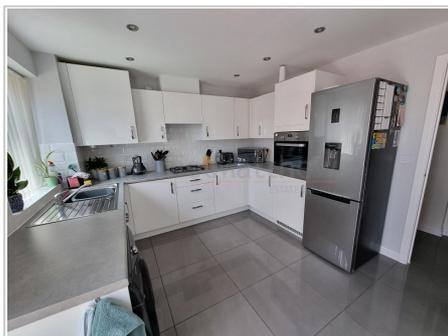


Cloakroom/w.c

Continuation of flooring. Close coupled WC, pedestal wash hand basin.

Lounge/Diner (16' 02" x 10' 01") or (4.93m x 3.07m)

Fitted carpet, four tall windows two to front and two to side elevation all with vertical blinds to remain. Two radiators. flat plastered walls and ceiling. tw pendant light fittings.



Kitchen / Dining Room (16' 02" x 10' 03") or (4.93m x 3.12m)

High gloss ceramic tiled flooring. Two tall windows to front with vertical blinds. radiator. Range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in four ring gas burner hob with extractor fan over. Built in oven. Spaces for fridge/freezer and washing machine. Integrated dish washer. Metro style tiling to all splash-back areas. French doors with glazed side panels opening to the garden. Flat plastered ceiling with recess lighting.



Landing

Fitted carpet. flat plastered ceiling with loft access, the loft is partially boarded. Neutral decor. Doors into :-



Bedroom One (12' 09" x 11' 08") or (3.89m x 3.56m)

Fitted carpet, two windows to front with vertical blinds, one to the side. Flat plastered ceiling. Radiator. Recess for wardrobe. Doors into :-



En Suite

Wood effect vinyl flooring. double shower cubicle with electric shower over. pedestal wash hand basin. close coupled WC. Tiling to splash-backs. Obscure window to front elevation. Radiator. Flat plastered ceiling. Extractor fan.



Bedroom Two (10' 05" x 8' 09") or (3.18m x 2.67m)

Fitted carpet, two windows to front elevation , with vertical blinds. Radiator. Built in storage cupboard. Recess for wardrobe.

Bedroom Three (7' 03" x 6' 09") or (2.21m x 2.06m)

Fitted carpet, Radiator, neutral decor. Window to side.



Bathroom

Wood effect vinyl flooring. Three piece suite in white comprising of close coupled WC, pedestal wash hand basin and a panelled bath with shower running from mains. Glass shower screen. Tiling to splash-backs. Heated towel rail. Obscure window to side. Wall mounted mirror.



Outside

To both sides of the property are two separate parking spaces and a gate giving access into the garden. The garden is enclosed with brick boundary walls and wooden fencing. Built in covered storage area. Mainly laid to artificial lawn with paved patio area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 84

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

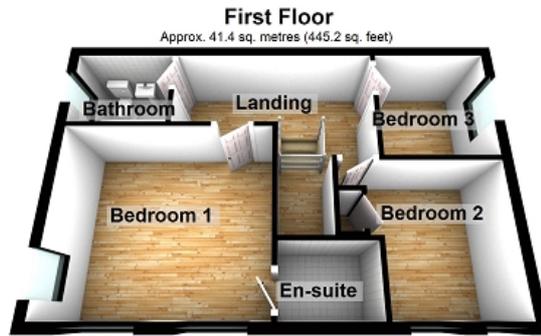
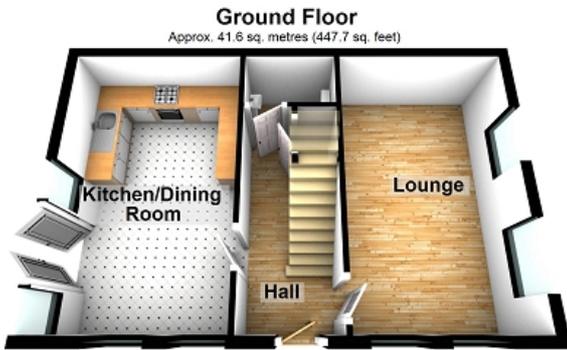
Service Charge

Council Tax

Band Not Specified

Deposit: NOT KNOWN





Total area: approx. 83.0 sq. metres (892.9 sq. feet)

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.