

Ffordd Y Dociau,
Barry.
CF62 5BN

325,000



- Detached Corner Plot
- Three Bedrooms
- Several Years Left On NHBC
- NO ONWARD CHAIN
- Utility Room & Cloakroom
- Two allocated parking spaces
- Enclosed Rear Garden
- Close To Local Amenities, Beaches & Rail Station
- Highly Recommended For Viewing's, Please Call 01446 50806

Ref: PRB10141

Viewing Instructions: Strictly By Appointment Only



General Description

**** NO ONWARD CHAIN **** Daniel Matthew Estate Agents are delighted to offer for sale this beautifully well presented three bedroom detached property situated in the Quays development at Barry Waterfront. Property is situated to local amenities, train station, Goodsheds development and within walking distance to Barry Island with its golden sandy beaches. Property comprises to the ground floor hallway, lounge, open plan kitchen/diner, utility room and cloakroom. To the first floor three bedrooms with ensuite to main bedroom and family bathroom. Further benefits are front and rear garden, driveway, several years remaining on the NHBC warranty, gas central heating and UPVC double glazing throughout, Viewing's are highly recommended, please contact a member of our team on 01446 502806.

Accommodation



Hallway

Enter via a composite door, plain ceiling, plain walls, tiled flooring. Staircase leading to first floor with fitted carpet, doors leading into;-



Lounge (18' 08" x 10' 02") or (5.69m x 3.10m)

UPVC double glazed window to front aspect, UPVC double glazed french doors leading to rear garden, Flat plastered ceiling and walls, fitted carpet, radiator. Neutral decor.



Kitchen / Dining Room (18' 06" x 9' 05") or (5.64m x 2.87m)

Three UPVC double glazed windows to front and side aspect, flat plastered ceiling and walls, ceramic tiled flooring. A range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric cooker, with four ring gas hob with extractor fan over. Integrated fridge/freezer, door leading to utility room & Cloakroom.



Utility Room (6' 05" x 5' 0") or (1.96m x 1.52m)

UPVC half glazed door leading to rear garden, flat plastered ceiling and plastered walls, tiled flooring, plumbing available for washing machine, base cupboards with complimentary worksurfaces, wall mounted combination boiler. Door leading to cloakroom.



Cloakroom/w.c

Plastered ceiling, part plastered part tiled walls, vinyl flooring, two piece white suite comprising low level WC and pedestal wash hand basin, radiator.



Landing

UPVC double glazed window to rear aspect, fitted carpet, radiator, loft access (part boarded), storage cupboard, doors leading into;-



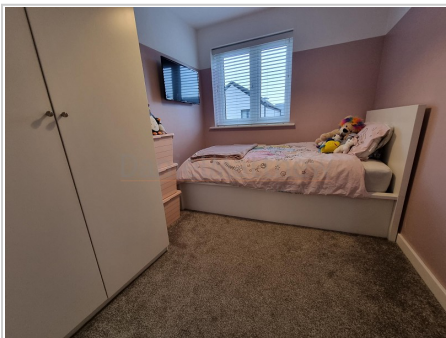
Bedroom One (18' 05" Max x 10' 05" Max) or (5.61m Max x 3.18m Max)

Two UPVC double glazed windows to front and side aspect, flat plastered ceiling and walls, fitted carpet, radiator, opening into dressing area. Door leading to en-suite.



Bedroom Two (9' 01" x 7' 07") or (2.77m x 2.31m)

Two UPVC double glazed windows to front and side aspect, plastered ceiling, plastered walls, fitted carpet, radiator.



Bedroom Three (9' 01" x 7' 04") or (2.77m x 2.24m)

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, fitted carpet, radiator.



Bathroom

UPVC double glazed obscured window to front aspect, plastered ceiling, partially tiled walls, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.

Outside

Front - Allocated parking for two cars.

Rear - An enclosed garden which is mainly laid to artificial lawn. Enclosed by overlapped boundary walls and overlapped fencing. Paved and shingled areas. Gate giving rear access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 85

Tenure

We are informed that the tenure is Freehold

Length of lease: .

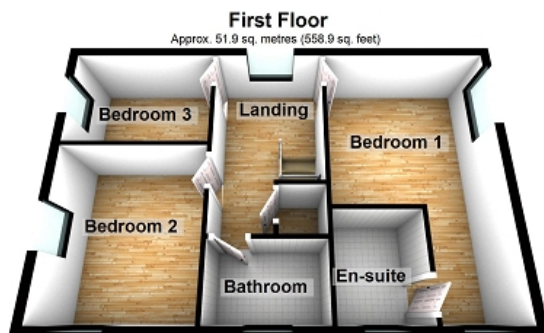
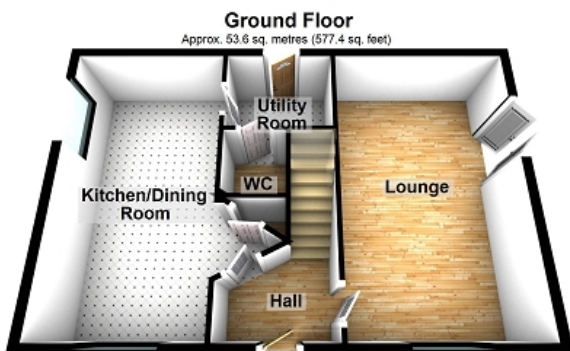
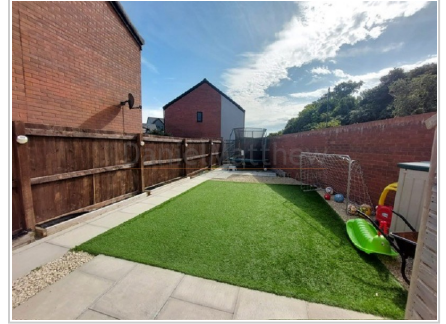
Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: NOT KNOWN



Total area: approx. 105.6 sq. metres (1136.2 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.