



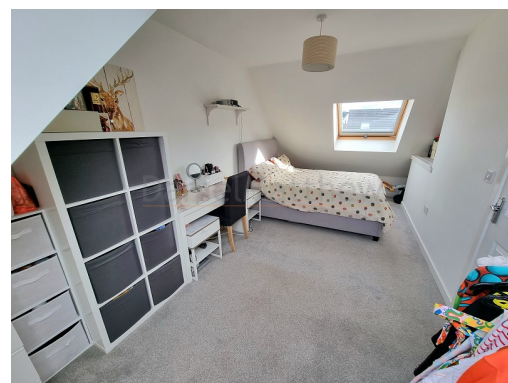
Ffordd Y Dociau, Barry. CF62 5DX

£235,000



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DanielMatthew
ESTATE AGENTS



Ffordd Y Dociau, Barry. CF62 5DX £235,000

Daniel Matthew are pleased to offer for sale this well presented end of terraced townhouse. The property comprises of Hallway, open plan kitchen/lounge, and cloakroom to the ground floor. Two bedrooms and a family bathroom to the first floor and master bedroom to the second floor. Benefiting from double glazing, gas central heating an enclosed rear garden and allocated parking. Situated on the West quay side of Barry Waterfront. Close proximity to Barry island seaside resort with its golden sandy beaches and train station offering easy access to Barry town centre. Viewings are highly recommended to fully appreciate, Call 01446 502806 today.



Hallway

Enter via composite front door, plain ceiling, plain walls, vinyl flooring, radiator, stairs leading to first floor

Kitchen/Diner/Lounge (72' 10" x 39' 11") or (22.19m x 12.17m)

UPVC double glazed window to front aspect, UPVC double glazed patio door leading to rear garden, plain ceiling, plain walls, vinyl flooring, a range of wall and base units with complimentary worktops and breakfast bar, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, integrated four ring gas burner hob, built in oven, open plan to lounge, radiator, door to WC

WC

Plain ceiling, plain walls, vinyl flooring, low level WC, wash hand basin, radiator.

Landing

Plain ceiling, plain walls, fitted carpet, doors leading to two bedrooms and family bathroom, staircase leading to second floor.

Bedroom Two (40' 5" x 25' 10") or (12.32m x 7.87m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.

Bathroom

UPVC double obscured window to side aspect, plain ceiling, plain walls, vinyl flooring, tiled splashback, three piece suite comprising low level WC, wash hand basin, panelled bath with overhead shower, glass panelled shower screen, radiator.

Bedroom Three (40' 3" x 25' 4") or (12.28m x 7.71m)

Two UPVC double glazed windows to front aspect, plain ceiling, plain walls, fitted carpet, radiator.

Bedroom One (45' 3" x 25' 4") or (13.79m x 7.71m)

Two Velux windows to front and rear aspect, plain ceiling, plain walls, fitted carpet, radiator, loft access.

Outside

Front of property - Tarmac driveway for two vehicles, side access to rear garden

Rear of property - Enclosed rear garden, lawn area, decking area.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

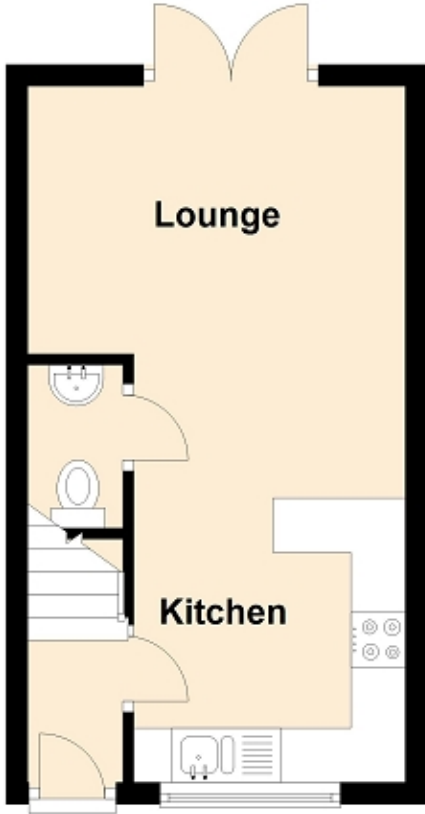
Tenure

The resale tenure for this property is Freehold



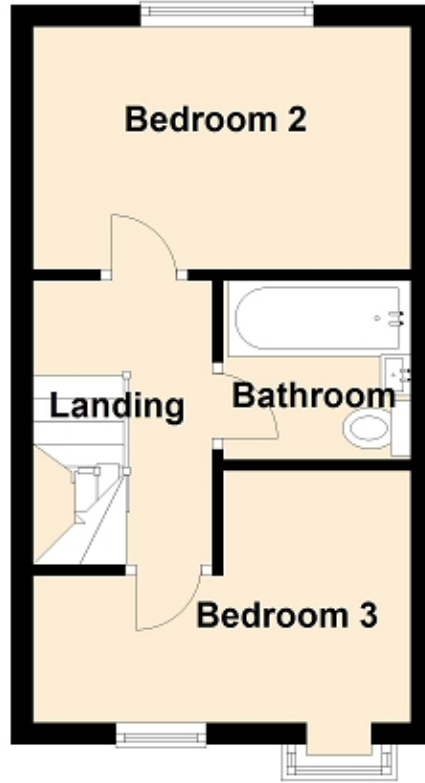
Ground Floor

Approx. 22.2 sq. metres (239.0 sq. feet)



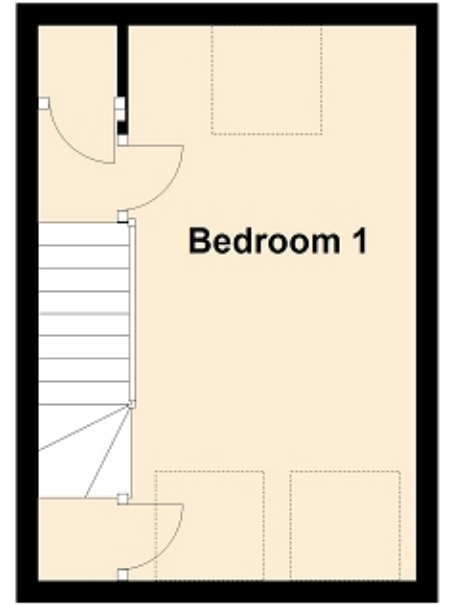
First Floor

Approx. 22.7 sq. metres (243.8 sq. feet)




Second Floor

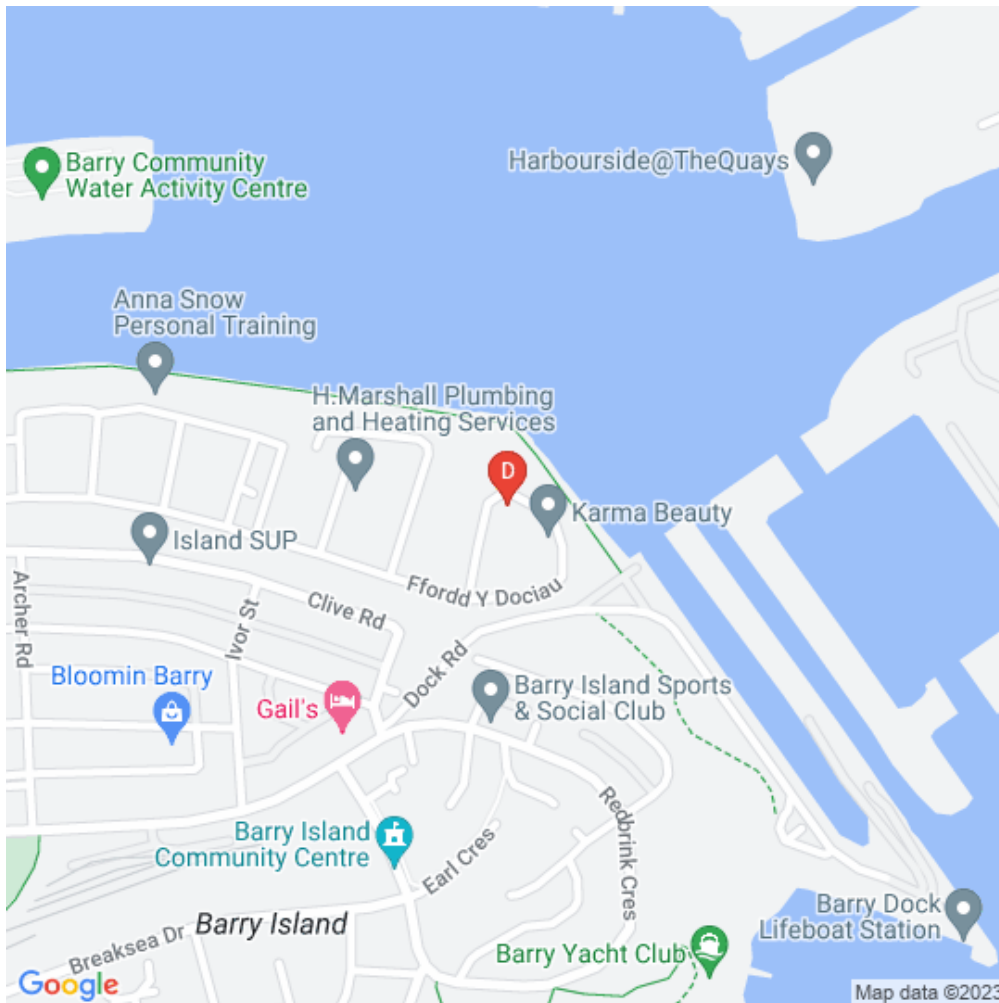
Approx. 17.7 sq. metres (190.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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