



35 Ffordd Wallace

Barry, CF63 4RX

Price Guide £425,000

HARRIS & BIRT



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PRICE GUIDE £425,000 TO £450,000

An excellent opportunity to purchase this four bedroom townhouse situated on the popular waterfront development in Barry. The accommodation briefly comprises; entrance hallway, bedroom four/sitting room, cloakroom, open plan kitchen/living/dining room with fantastic waterfront views to the ground floor. To the first floor is the master bedroom with a dressing room and en suite and a good sized living room. The second floor offers two further double bedrooms, one with an en suite and a family bathroom. There are two parking spaces to the front and a lovely low maintenance rear garden with pretty views beyond.

The property is situated on the popular waterfront development and is within a short stroll of the beach and Barry Island's many local amenities including supermarkets, leisure facilities, schooling for all ages, restaurants and railway station. Furthermore the property is within walking distance of the Knap Gardens and lake, pebble beach, Watch Tower Bay, Romilly Park, coffee shops and cafés. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

- Price Guide £425,000 To £450,000
- Bathroom To All Floors
- Two Parking Spaces to Front
- Fantastic Waterfront Views Beyond
- Close To Local Amenities
- Four Good Sized Bedrooms
- End Terrace Townhouse
- Finished to an Excellent Standard
- Popular Location
- EPC; B

## Accommodation

### Ground Floor

#### Entrance Hall 3'3 x 13'10 (0.99m x 4.22m)

The property is entered via UPVC double glazed front door into hallway. Double door into storage cupboard for shoes/cloaks and housing the boiler. Skimmed walls and ceiling. Tiled flooring. Fitted radiator. Pendant ceiling light. Door to WC.

#### WC 2'11 x 5'7 (0.89m x 1.70m)

Two piece suite comprising low level WC. Corner wash hand basin with taps. Continuation of tiled flooring from hallway. Part tiled walls. Further skimmed walls and ceiling. Chrome heated towel rail.

#### Bedroom Four/Sitting Room 6'1 x 9'4 (1.85m x 2.84m)

Currently in use as a bedroom. UPVC double glazed window to front with inset plantation shutters. Skimmed walls and ceilings. Fitted carpet. Fitted radiator. Pendant ceiling light.

#### Kitchen/Dining/Family Room

Modern fitted shaker style kitchen with features to include; range of wall and base units. Underset electric oven. Four ring gas hob with extractor hood over and splashback. 1.5 stainless steel sink and drainer. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine/tumble dryer. Further matching cabinet with undercounter wine fridge, integrated fridge currently in use as coffee station/bar. Storage understairs. Modern vertical radiator. Skimmed walls and ceiling. Continuation of tiled flooring from hallway. Inset LED spotlighting. Bi-folding doors opening out onto rear terrace overlooking fantastic waterfront views.

### First Floor

#### Landing 7'7 x 8'10 (2.31m x 2.69m)

Carpet stairs lad up to first floor landing. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Inset LED spotlighting. Doors to both first floor rooms,

#### Living Room 18'4 x 10'2 (5.59m x 3.10m)

Two UPVC double glazed windows to rear overlooking the pretty waterfront. UPVC double glazed French patio doors to rear Juliette balcony. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Pendant ceiling light. Attractive media wall.

#### Master Suite Bedroom One 18'4 x 10'4 (5.59m x 3.15m)

Two UPVC double glazed windows to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Pendant ceiling lights. Attractive media wall with inset fireplace. Doors to en suite and dressing room.

#### Master Suite Bathroom One 5'0 x 8'10 (1.52m x 2.69m)

Three piece suite in white comprising shower cubicle with hand held shower behind glazed and chrome door. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Vinyl flooring. Part tiled walls and splashbacks. Further skimmed walls and ceiling. Ceiling spotlight. Vertical heated towel rail.

#### Dressing Room 5'1 x 8'10 (1.55m x 2.69m)

Range of fitted wardrobes. Carpet flooring. Skimmed walls and ceiling. LED spotlighting.

### Second Floor

#### Landing 6'11 x 6'4 (2.11m x 1.93m)

Carpet stairs lad up to first floor landing. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Inset LED spotlighting. Doors to all second floor rooms, Access to loft via hatch.

#### Suite Bedroom Two 15'3 x 11'2 (4.65m x 3.40m)

UPVC double glazed windows to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Pendant ceiling lights. Fitted wardrobes. Recessed storage cupboard housing water tank. Door through into en suite.

#### Suite Bathroom Two 4'10 x 8'0 (1.47m x 2.44m)

Three piece suite in white comprising shower cubicle with hand held shower behind glazed and chrome door. Low level dual flush WC. Pedestal wash hand basin with mixer tap.

Vinyl flooring. Part tiled walls and splashbacks. Further skimmed walls and ceiling. Ceiling spotlight. Vertical heated towel rail.

#### Bedroom Three 18'3 x 13'2 (5.56m x 4.01m)

Range of three UPVC double glazed windows to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Pendant ceiling lights. Fitted wardrobes. Recessed storage cupboard.

#### Bathroom 5'11 x 8'0 (1.80m x 2.44m)

Three piece suite in white comprising panelled bath with hand held shower attachment and taps behind a glazed and chrome shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Vinyl flooring. Part tiled walls and splashbacks. Further skimmed walls and ceiling. Ceiling spotlight. Vertical heated towel rail.

### Outside

Two parking spaces to front. Car charging point and plug sockets. To the rear there is a terrace area great for entertaining with a pergola over to allow privacy. Area laid to AstroTurf. Stepped down to a further tiled area with raised beds and borders. Close boarded fencing to either side. Wrought iron fencing to rear allowing wonderful views across the waterfront beyond. Outdoor tap and plug socket. Side access with gates. Outside shower with hot and cold water.

### Services

All mains services connected.

### Directions

[what3words///admits.bells.hang](#)



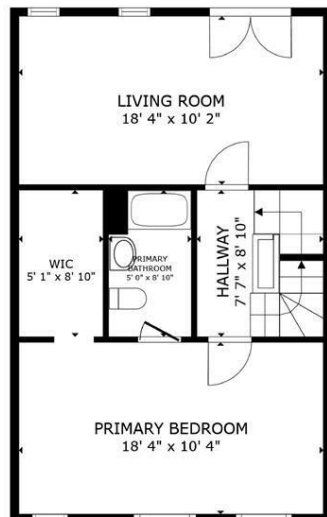




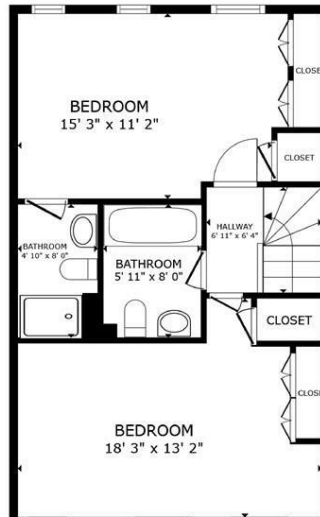




FLOOR 1



FLOOR 2



FLOOR 3

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GROSS INTERNAL AREA  
FLOOR 1 398 sq.ft. FLOOR 2 548 sq.ft. FLOOR 3 553 sq.ft.  
EXCLUDED AREAS : PATIO 206 sq.ft.  
TOTAL : 1,500 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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