

KNIGHTS



Residential & Commercial Sales and Letting Agents



Heol Y Doc Glanhau

Barry, Barry, CF63 4RY

£225,000

Knights would like to offer the opportunity to acquire this beautifully presented home on the new East Haven development site, Barry. With two double bedrooms, modern, open floorplan and great garden, this home would suit many. Ideally located, close to local schools, shops and great links into Cardiff and surrounding towns.

Property briefly comprising; Entrance hallway, Open plan Living/Kitchen/Diner and Downstairs W/C to the ground floor. Two double bedrooms and family bathroom to the first floor. Enclosed rear garden. Off road parking.

Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ENTRANCE

Via composite door with obscure glass panels leading into;

HALLWAY

Staircase rising to first floor landing with fitted carpet. Radiator. Wood effect flooring. Door into;

OPEN PLAN LIVING/KITCHEN/DINING ROOM

22'0" x 12'1"

KITCHEN; 8'11"

UPVC double glazed window to the front elevation. Range of modern wall and base units with wood effect work surfaces over, extending into breakfast bar. Build in oven with four ring electric hob and extractor fan above. Stainless steel one and a half bowl sink and drainer with mixer tap over. Ample space and plumbing for undercounter white goods and upright fridge/freezer. Under stairs storage space. Continuation of the wood effect flooring.

LIVING ROOM; 12'1"

UPVC double glazed patio doors to the rear elevation overlooking and leading to the rear garden. Feature wall with wood panelling. Feature light fitting. Two radiators. Continuation of the wood effect flooring. Door into;

W/C

4'11" x 2'10"

Spotlight to ceiling. Extractor fan. Low level W/C. Pedestal wash hand basin with mixer tap over. Radiator.

FIRST FLOOR LANDING

Access to loft space. Smoke detector. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

12'1" x 7'9"

Two UPVC double glazed windows to the front elevation. Feature wall with wood panelling. Radiator. Fitted carpet.

BEDROOM TWO

12'1" x 7'9"

UPVC double glazed window to the rear elevation. Range of built in wardrobes with sliding mirror doors. Radiator. Fitted carpet.

BATHROOM

5'11" x 5'6"

Extractor fan. Three piece suite comprising; Bath with mixer tap and shower attachment over, Pedestal wash hand basin with mixer tap over and low level w/c. Tiling to splash back areas. Radiator. Tiling to floor.

REAR GARDEN

Rear garden enclosed with timber fencing. Mainly laid with lawn. Gate to the rear giving lane access. Timber shed to remain.

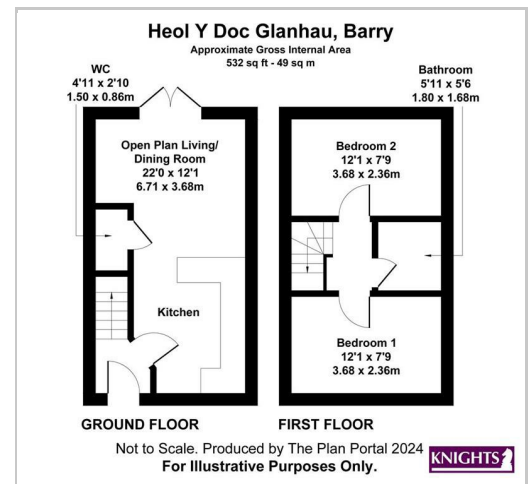
FRONT ELEVATION

Allocated parking bay.

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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