

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Ffordd Y Dociau

Barry, Barry, CF62 5BN

£315,000

NO ONWARD CHAIN. OPEN TO OFFERS.

Welcome to this stunning Barrett built detached house located on Ffordd Y Dociau in the charming town of Barry. This property boasts a spacious open plan kitchen/diner, perfect for entertaining guests or enjoying family meals together. With one reception room, three bedrooms, and two bathrooms, there is ample space for comfortable living.

This beautifully presented house offers a modern and stylish living environment. The property comes with the added convenience of parking for up to three vehicles, ensuring you never have to worry about finding a spot.

One of the standout features of this property is the HSBC Warranty in place until September 2027, providing peace of mind for the future.

Don't miss out on the opportunity to own this fantastic property in a desirable location. Book a viewing today and envision the life you could create in this wonderful home.

### 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 panel leading into;

### HALLWAY

Smoke detector. Staircase rising to first floor landing with fitted carpet. Radiator. Tiling to floor. Doors off to all rooms.

### LIVING ROOM

16'1" x 10'3"

UPVC double glazed windows to the front and side elevation. Coving to ceiling. Two radiators. Wood effect flooring.

### DINING ROOM

13'0" x 8'5"

UPVC double glazed window to the front elevation and box bay with patio doors to the side elevation overlooking and leading to the garden. Radiator. Continuation of the tiling to floor. Open to;

### KITCHEN

13'10" x 7'2"

UPVC double glazed window to the side elevation. Modern range of wall and base units with work surfaces over. Wall mounted combination boiler concealed in a matching wall unit. Built in oven with four ring gas hob and extractor fan above. Stainless steel sink and drainer with mixer tap over. Ample space and plumbing for undercounter white goods and American style fridge/freezer. Continuation of tiling to floor. Door into;

### UTILITY ROOM

7'3" x 3'7"

Matching work surfaces. Ample space and plumbing for undercounter white goods. Continuation of tiling to floor.

### W/C

4'10" x 3'5"

Extractor fan. Low level W/C. Pedestal wash hand basin with mixer tap over. Tiling to splash back areas. Continuation of the tiling to floor.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

11'5" x 9'8" (to wardrobes)

Large UPVC double glazed windows to the front and side elevation. Range of fitted wardrobes with sliding mirror doors. Radiator. Fitted carpet. Door into;

### EN-SUITE

7'2" x 4'8"

UPVC double glazed obscure window to the front elevation. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with mixer tap over and shower cubicle with wall mounted shower. Tiling to splash back areas. Radiator. Vinyl flooring.

### BEDROOM TWO

12'5" x 8'8"

Large UPVC double glazed windows to the front and side elevation. Large storage cupboard with shelving. Radiator. Fitted carpet.

### BEDROOM THREE

7'3" x 6'10"

UPVC double glazed window to the side elevation. Feature wood panelling to one wall. Radiator. Fitted carpet.

### FAMILY BATHROOM

6'3" x 6'2"

UPVC double glazed obscure window to the side elevation. Extractor fan. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with mixer tap over and bath with mixer tap and shower over. Shaving points. Tiling to splash back areas. Radiator. Tile effect flooring.

### GARDENS

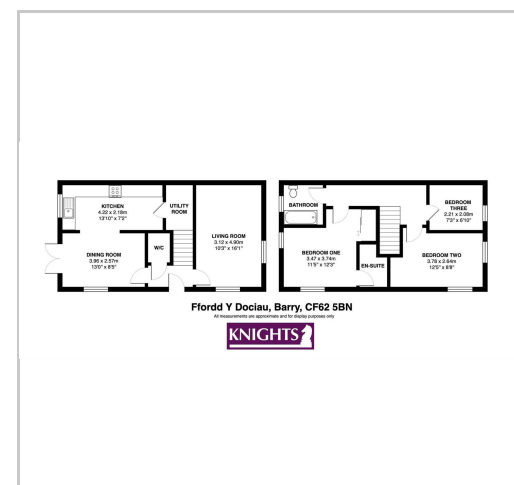
South facing garden enclosed with timber fencing. Mainly laid with lawn. Patio area laid with paving slabs. Timber shed to remain. Timber gate to the side giving access onto driveway. Outside plug sockets and water tap.

Personal driveway to the rear providing off road parking for up to three vehicles.

## 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.

84 High Street, Barry, South Glamorgan, CF62 7DX

Tel: 01446 700222 Email: sales@knights.uk.com <https://knights.uk.com/>