

KNIGHTS



Residential & Commercial Sales and Letting Agents



Clos Y Rheilffordd

The Waterfront, Barry, CF62 5BX

£230,000

Knights are delighted to offer for sale this modern mid link property situated on the highly desirable Waterfront development within easy access of supermarkets, retail park, train station, doctors' surgery and Barry Island. Close to High Street shopping thoroughfare.

Accommodation briefly comprising; Entrance hallway. Downstairs w/c. Kitchen. Living room. Master bedroom with en suite shower room, second double bedroom and family bathroom to the first floor. UPVC double glazing. Gas central heating via combination boiler. Enclosed garden. Two allocated parking bay. Built in 2018 with NHBC warranty in force. EPC rating: B.

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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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ACCOMMODATION

ENTRANCE

Via composite door with spy hole leading into;

HALLWAY

Smoke detector. Spotlights to ceiling. Built in cupboard housing consumer unit, electric meter and Ideal combination boiler operating hot water and central heater. Radiator. Telephone and power points. Wood effect vinyl flooring. Door into downstairs w/c. Open to;

KITCHEN

9'11" x 6'1" approx

UPVC double glazed window overlooking the front elevation. Modern range of white wall and base units with laminate work surface over and matching up stand splash backs. Stainless steel sink and drainer with mixer tap over. Built in electric oven and inset four ring gas hob with stainless steel splash back and matching extractor hood above. Integrated fridge, freezer, dish washer and washing machine. Radiator. Power points. Wood effect vinyl flooring.

OPEN LIVING/DINING AREA

18'0" x 12'10" approx

UPVC double glazed French doors with windows to both sides overlooking and leading out to the garden. Smoke detector. Spotlights to ceiling. Wall mounted central heating thermostat. Fitted carpet to stairs rising to first floor landing benefiting from ample under stairs storage space. Ample room for leisure and dining furniture. Radiator. Television aerial. Telephone, Internet and power points. Wood effect vinyl flooring.

DOWNSTAIRS W/C

Extractor fan. Modern white suite comprising; corner pedestal wash hand basin with mixer tap over and low level w/c. Tiling to splash back areas. Radiator. Non-slip flooring.

FIRST FLOOR LANDING

Smoke detector. Access to loft space. Power points. Fitted carpet. Doors off to bedrooms and bathroom.

BEDROOM ONE

12'9" x 8'10" approx

UPVC double glazed window to rear elevation overlooking the garden. Deep built in cupboard benefiting providing ample storage space. Radiator. Telephone and power points. Television aerial. Fitted carpet. Door leading into;

EN-SUITE SHOWER ROOM

6'2" x 4'0" approx

Extractor fan. Modern white suite comprising; double walk in shower enclosure with electric chrome effect shower in situ, pedestal wash hand basin and low level w/c. Tiling to splash back areas. Shaver points. Towel heating radiator. Vinyl wood effect flooring.

BEDROOM TWO

12'9" x 8'5" approx

UPVC double glazed large window overlooking the front elevation. Radiator. Power points. Fitted carpet.

BATHROOM

6'8" x 6'2" approx

Three piece modern white suite comprising; panel bath with wall mounted chrome effect shower over and glass shower screen, pedestal wash hand basin and low level w/c. Tiling to splash back areas. Shaver point. Towel heating radiator. Wood effect vinyl cushion flooring.

OUTSIDE

REAR GARDEN

Garden enclosed with timber fencing and mainly laid to lawn. Pathway leading to rear of garden and timber shed. Timber gate giving rear access.

FRONT ELEVATION

Open plan, in keeping with the development and mainly laid to decorative stone chippings. Open storm porch and coach lighting. Two allocated parking spaces.

TENURE

Freehold

TOTAL FLOOR AREA

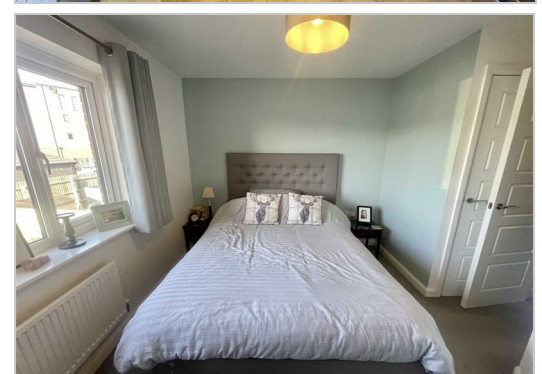
COUNCIL TAX BAND

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MORTGAGE ADVICE

Free without obligation.

Area Map



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

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