

KNIGHTS

STYLISH SALES
& LETTINGS
BARRY'S HOME FOR



LONYRHEILFFORDD




BARRY

LON Y RHEILFFORDD

BARRY, CF62 5B P

£299,950

FREEHOLD

 4 Bedroom(s)
  2 Bathroom(s)
  1151.32 sq ft

An opportunity to acquire this three/four double bedroom Barratt Homes town house offered for sale with KNIGHTS. This flexible property boasts many rooms with multiple potential uses making it suitable for large or small families. The property is situated on the highly desirable Waterfront development within easy access of the beaches, supermarkets, restaurants, retail park, train station, doctors' surgery and Barry Island. Close to High Street shopping thoroughfare.

Accommodation briefly comprising; Entrance hallway, Downstairs Cloakroom, Living/Kitchen/Diner and Study/bedroom. Lounge/bedroom and Master bedroom with en-suite shower room to first floor. Bedroom Two, Three and family bathroom to the second floor. Enclosed low maintenance rear south-west facing garden. Two allocated parking spaces to front one equipped with an electric car charger.

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ENTRANCE

Via composite door with obscure glass panel leading into hallway. Hard wired 'Ring' Doorbell system to remain.

HALLWAY

Staircase rising to first floor landing with fitted carpet. Large storage cupboard housing the boiler. Radiator. Wood effect flooring. Doors off to all rooms.

OPEN LIVING/DINING/KITCHEN

7.16 x 3.91 (23'6" x 12'10")
UPVC double glazed windows and patio doors to the rear elevation overlooking and leading to the rear garden.
Modern range of wall and base units with work surfaces over. Tiling to splash back areas. Stainless steel one and a half bowl sink and drainer with mixer tap over. Built in oven with four-ring gas hob and extractor fan above. Ample space and plumbing for under counter white goods. Room for upright fridge/freezer.
Under stairs storage cupboard. Ample room for Living and Dining furniture. Radiator. Continuation of the wood effect flooring.

RECEPTION ROOM TWO

2.79 x 1.85 (9'2" x 6'1")
UPVC double glazed window to the front elevation. Radiator. Continuation of the wood effect flooring.

W/C

1.65 x 0.89 (5'5" x 2'11")
Extractor fan. Low level W/C and Pedestal wash hand basin with mixer tap over. Tiling to splash back areas. Radiator. Continuation of the wood effect flooring.

FIRST FLOOR LANDING

Staircase rising to second floor landing. Radiator, Fitted carpet. Doors off to all rooms.

LIVING ROOM/BEDROOM FOUR

3.89 x 3.58 (12'9" x 11'9")
Two UPVC double glazed windows to the rear elevation. Radiator. Fitted carpet.
Perfect to be used as a separate living room or extra bedroom

BEDROOM ONE

3.28 x 3.05 to wardrobes (10'9" x 10'0" to wardrobes)
Two UPVC double glazed windows to the front elevation. Range of modern built in furniture including; Wardrobes with hanging space and shelving. Drawers and Vanity unit with light up mirror. Radiator. Fitted carpet. Door into;

EN-SUITE

2.16 x 1.52 (7'1" x 5'0")
Extractor fan. Three piece suite comprising; low level w/c, pedestal wash hand basin with mixer tap over and walk in double shower. Tiling to splash back areas. Shaving points. Radiator. Wood effect flooring.

SECOND FLOOR LANDING

BEDROOM TWO

3.84 x 3.48 (12'7" x 11'5")
Velux style window to the rear elevation. Range of built in furniture including wardrobes with hanging space, drawers and shelving. Large storage cupboard housing the hot water tank and Hive controls. Radiator. Fitted carpet.

BEDROOM THREE

3.91 x 2.64 (12'10" x 8'8")
UPVC double glazed window and Velux to the front elevation. Built in furniture including Wardrobes with hanging space, drawers and shelving. Radiator. Fitted carpet.

FAMILY BATHROOM

1.93 x 1.80 (6'4" x 5'11")
Extractor fan. Three piece suite comprising; Low level w/c, Pedestal wash hand basin with mixer tap over and bath with mixer tap, waterfall shower and handheld shower attachment over. Tiling to splash back areas. Radiator. Wood effect flooring.

REAR GARDEN

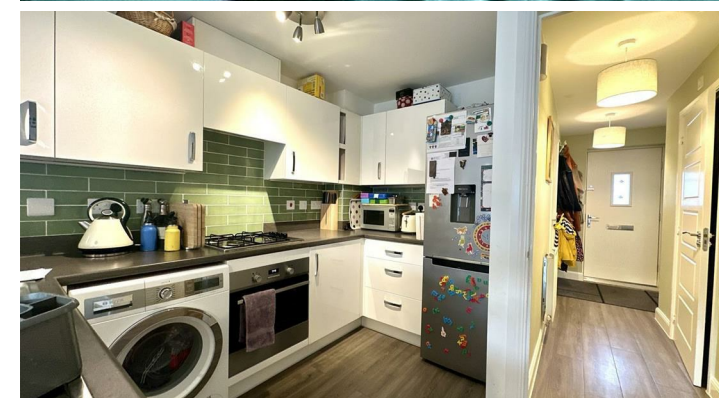
South/west facing garden enclosed with timber fencing. Mainly laid with lawn and patio slabs. Private path giving access to the front elevation. Two timber sheds to remain. Children's climbing frame also to remain if preferred.

FRONT ELEVATION

Two off road parking spaces, one fitting with electric car charging port. 'Ring' doorbell system.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only

