



HEOLYDOC GLANHAU

BARRY

# HEOLYDOC

BARRY, CF63 4RY

£222,750 -

FREEHOLD



2 Bed



2 Bath



548.76 sq ft

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.

## 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. Built 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

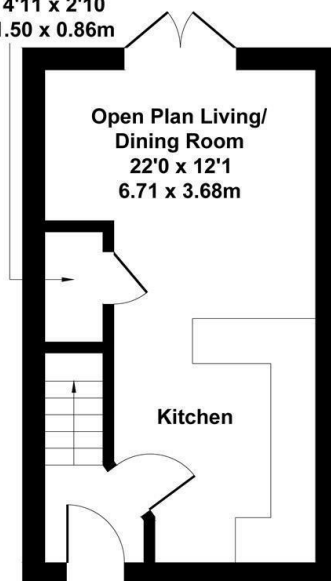


## Heol Y Doc Glanhau, Barry

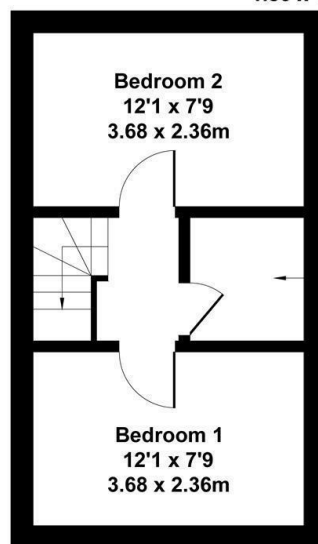
Approximate Gross Internal Area  
532 sq ft - 49 sq m

WC  
4'11 x 2'10  
1.50 x 0.86m

Bathroom  
5'11 x 5'6  
1.80 x 1.68m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS