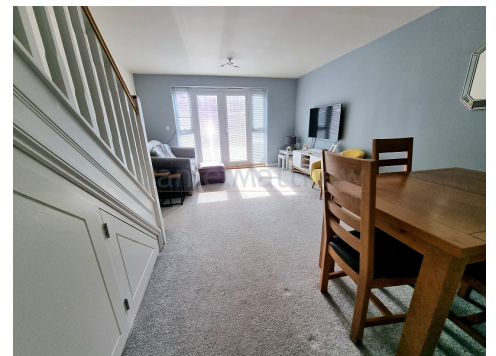
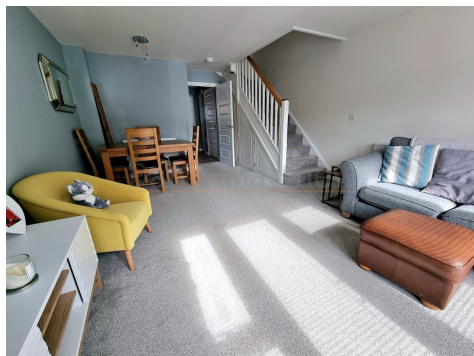
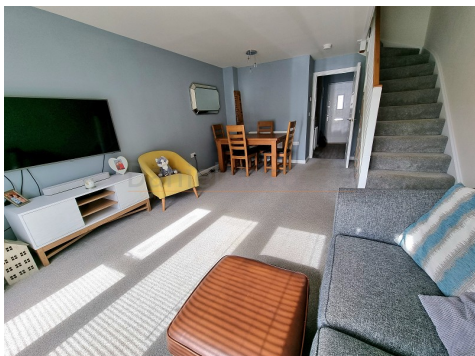




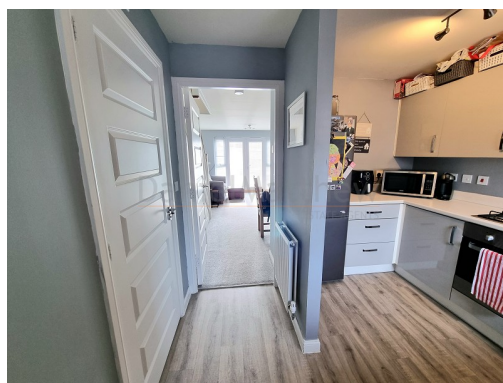
Rhodfa Cambo, Barry. CF62 5BS

£240,000



Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
01446 502 806

DanielMatthew
ESTATE AGENTS



Rhodfa Cambo, Barry. CF62 5BS £240,000

IDEAL FOR FIRST TIME BUYERS. Daniel Matthew are happy to offer to the market this well presented end of terrace property. Constructed by Barratt Homes. The property comprises of Hallway, cloakroom, kitchen and a lounge/dining room to ground floor. Landing, two double bedrooms with En-suite to master bedroom and a family bathroom to the first floor. Benefiting from double glazing, gas central heating and enclosed rear garden and two allocated parking spaces to the front. Situated on the Barry island side of the waterfront development close to local beaches and Barry Island train station. Viewing's are highly recommended to fully appreciate. Call



Entrance Hallway

Enter through composite door with glazed panel into hallway. LVT wood effect flooring. Radiator. Storage cupboard opening into :-

Kitchen (6' 01" x 10' 01") or (1.85m x 3.07m)

Continuation of flooring. Range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in oven and four ring gas burner hob with stainless steel splash back and extractor over. Spaces for fridge/freezer and washing machine. Window to front with slatted blind.

Cloakroom/w.c

Continuation of flooring, close coupled WC and a pedestal wash hand basin. Radiator. Tiling to splash back.

Lounge (17' 09" x 12' 09" Max) or (5.41m x 3.89m Max)

Fitted carpet, neutral decor, French doors with glazed side panels opening to garden. Two radiators. Flat plastered ceiling with two ceiling pendants. Staircase rising to first floor with fitted carpet, spindled balustrade and under stairs storage cupboard.

Landing

Fitted carpet, spindled balustrade, flat plastered ceiling with loft access. Doors into :-

Bedroom One (9' 02" x 12' 09") or (2.79m x 3.89m)

Fitted carpet, radiator, built in storage cupboard. Window to rear. door into:-

En Suite

LVT wood effect flooring. Close coupled WC, pedestal wash hand basin and a double shower cubicle with electric shower. Tiling to splash backs. Radiator. Extractor fan.

Bedroom Two (8' 01" x 12' 10") or (2.46m x 3.91m)

Fitted carpet, radiator, neutral decor. Two windows to front with slatted blinds.

Bathroom

Wood effect flooring. A three piece suite in white comprising of. Close coupled WC, pedestal wash hand basin and a panelled bath. tiling to splash backs. Radiator.

Outside

An enclosed rear garden which is low maintenance and has artificial lawn. Paved patio area and a gate giving side access.

Parking

Two allocated parking spaces to the front.


Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Daniel Matthew Estate Agents
 14 High Street
 Barry
 CF62 7EA
 01446 502 806
 barry@danielmatthew.co.uk

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.