

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

HEOL Y DOC GLANHAU
BARRY





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

6.71 x 3.68 (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

1.50 x 0.86 (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

3.68 x 2.36 (12'1" x 7'9")

Two UPVC double glazed windows to the front elevation. Feature wall with wood panelling. Radiator. Fitted carpet.

BEDROOM TWO

3.68 x 2.36 (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

1.80 x 1.68 (5'11" x 5'6")

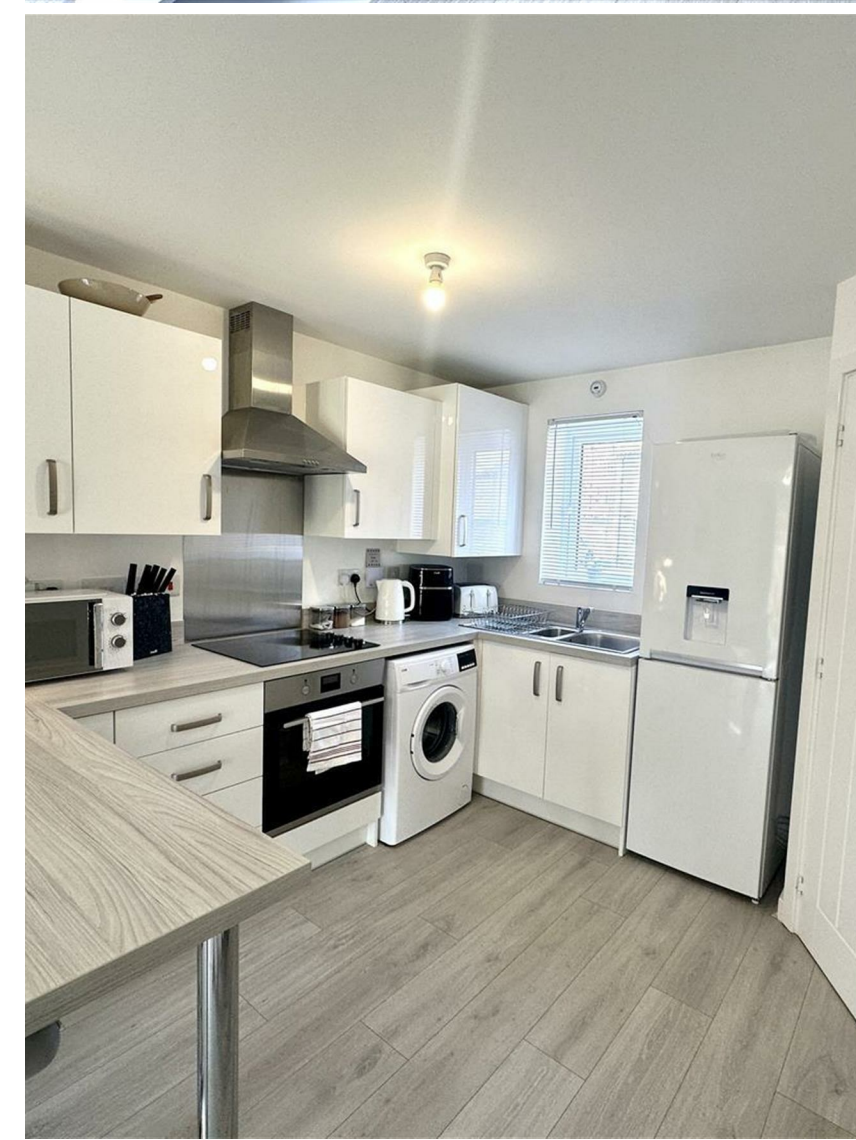
Extractor fan. Three piece suite comprising; Bath with mixer tap and shower attachment over, Pedestal wash hand basin with mixer tap over and low level w/c. Tiling to splash back areas. Radiator. Tiling to floor.

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.





HEOL Y DOC GLANHAU

BARRY, CF63 4RY - £222,750

 2 Bedroom(s)  2 Bathroom(s)  548.76 sq ft

Welcome to this charming new build property located on Heol Y Doc Glanhau in the desirable area of Barry Docks. This mid-terrace house boasts a modern design with two double bedrooms, perfect for a small family or professionals looking for a stylish home.

The absence of a chain means a smoother and quicker process for potential buyers, making this property even more appealing.

Situated in the up-and-coming Barry Docks development site, this home offers not just a place to live, but a lifestyle. The area is known for its vibrant community, excellent amenities, and easy access to transportation links, making it a prime location for those seeking both convenience and comfort.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the best of what Barry has to offer.



PROPERTY SPECIALIST

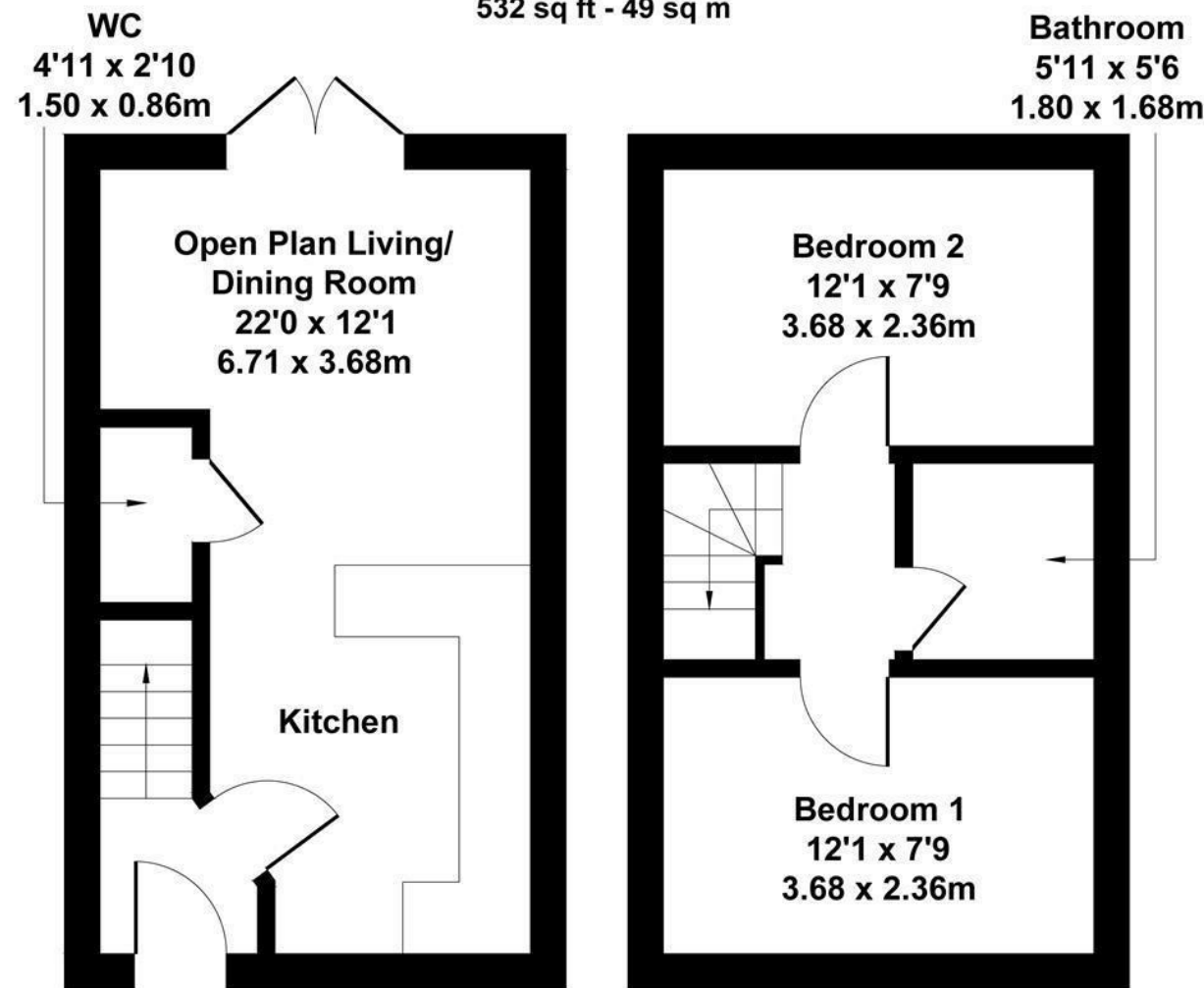
Miss Georgia Farr
georgia.farr@knights.uk.com
Negotiator





Heol Y Doc Glanhau, Barry

Approximate Gross Internal Area
532 sq ft - 49 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(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 & Wales	EU Directive 2002/91/EC	