



HEOL TY DRAW









## HEOL TY DRAW

, CF62 5DU - £345,000



4 bedroom(s)



2 bathroom(s)



1216.00 sq ft

Built in 2021 by Taylor Wimpey Homes is this stunning waterfront town house. Perfectly positioned to enjoy the spectacular water views of the adjacent basin & beyond.

Benefitting from 2 allocated parking spaces plus an additional space outside the property with an electric vehicle charging station.

Located on the incredibly popular Waterfront development with Asda Superstore plus its bar's, cafes and coffee shops.

Briefly comprising of an entrance hall, large kitchen with space for dining table & chairs, ground floor cloakroom/wc plus large living room with superb water views. To the first floor there are 2 bedrooms and family bathroom/wc with superb water view from bedroom 3. Finally on the second floor the master suite with 'Juliet' balcony & spectacular water views plus en suite shower room/wc plus 2nd bedroom complete the accommodation.

Complimented with gas central heating and double glazing, (security alarm by negotiation).

Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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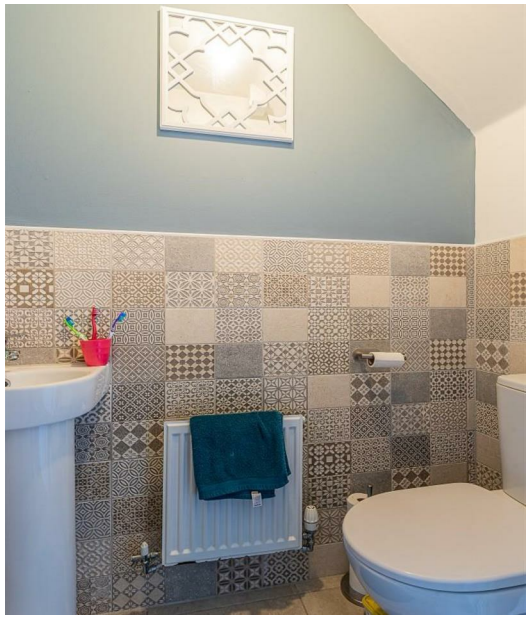
Negotiator











### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>96</b> |
| (81-91) <b>B</b>                            | <b>86</b>                                                                                                     |           |
| (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  |           |









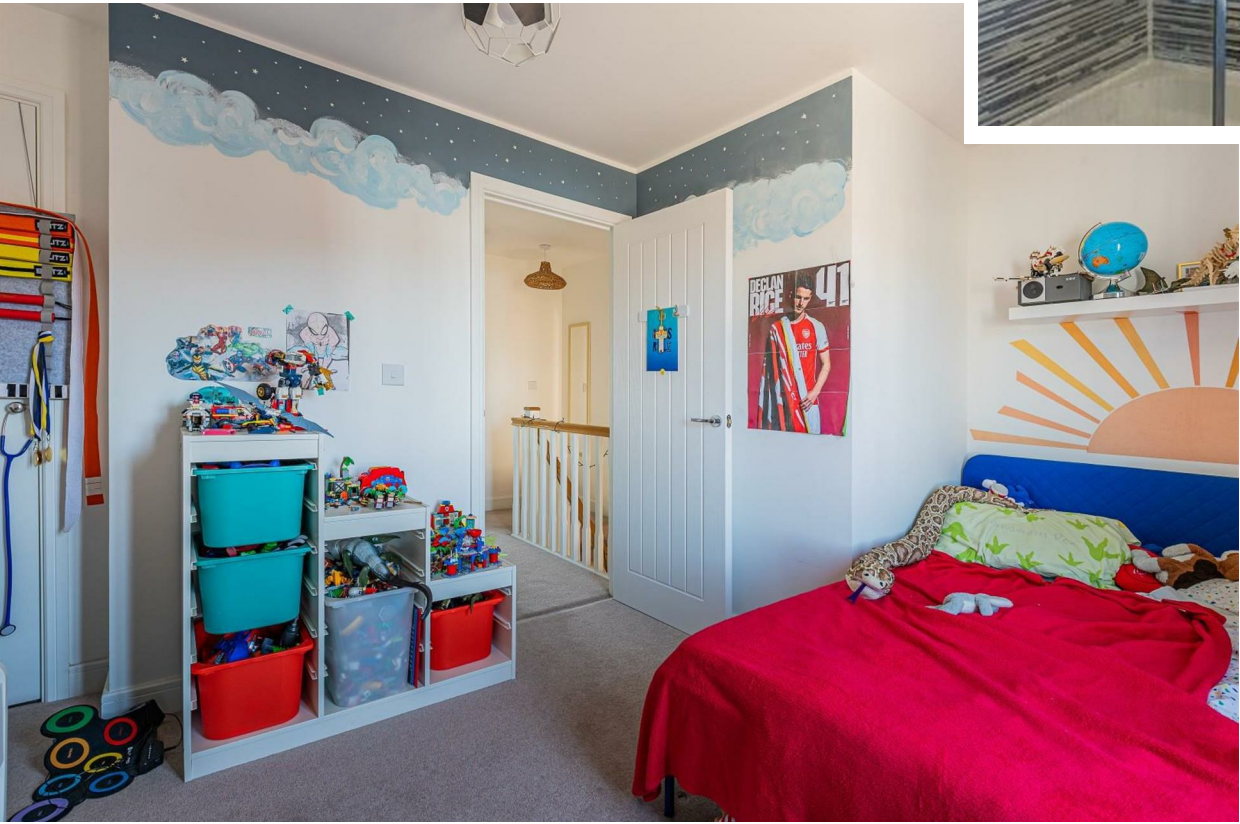
























#### **ENTRANCE HALL**

Enter via a composite door, stairs rise to the first floor.

#### **KITCHEN DINER**

**5.26m max x 3.18m (17'3" max x 10'5")**

Extensively fitted with a range of wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, plumbed for dishwasher and washing machine, space for fridge/freezer, built in double oven, hob & hood, space for dining table & chairs, window to front, under the stairs - bespoke touch/close drawers for storage.

#### **CLOAKROOM**

Modern white suite comprising corner pedestal wash hand basin and close coupled wc, tiled surround and tiled floor, extractor fan.

#### **LOUNGE**

**4.19m x 3.48m (13'9" x 11'5")**

Generous living room with a superb water view of the basin, French doors with side glazed panels allow access onto the steel/glass fronted balcony overlooking the water, TV point.

#### **FIRST FLOOR LANDING**

Window to front, stairs rise to the second floor.

#### **BEDROOM 3**

**4.19m x 3.51m (13'9" x 11'6")**

Large double bedroom, French doors with side glazed panels & windows lead out onto the glass fronted balcony directly overlooking the lake and beyond, TV point, telephone point.

#### **BEDROOM 4**

**3.25m x 2.16m (10'8" x 7'1")**

Single bedroom, window to front, telephone point.

#### **BATHROOM**

Modern white suite comprising a panel bath with shower over, pedestal wash hand basin and close coupled wc, tiled surround and tiled floor, heated chrome towel rail, extractor fan, twin shaver point.

#### **SECOND FLOOR LANDING**

Built in airing cupboard housing the hot water tank.

#### **BEDROOM 1**

**4.19m x 3.38m (13'9" x 11'1")**

Master double bedroom, French doors with side glazed panels plus windows lead out to a glass fronted 'Juliet' balcony, built in double wardrobe, TV point, telephone point.

#### **EN SUITE SHOWER ROOM**

Fitted modern suite comprising a double enclosure, wash hand basin and close coupled wc, fully tiled and tiled floor, extractor fan.

#### **BEDROOM 2**

**4.19m x 3.18m (13'9" x 10'5")**

Large double bedroom, window to front, built in wardrobe.

#### **OUTSIDE**

The property comes with 2 allocated parking spaces with space directly in front of the property to park a car whilst charging via the EV charging point, exterior light.

#### **INFORMATION**

We believe the property is Freehold.

Council Banding - Band E £2,563.14 (2025-2026)

There is an annual service charge of £138.53.



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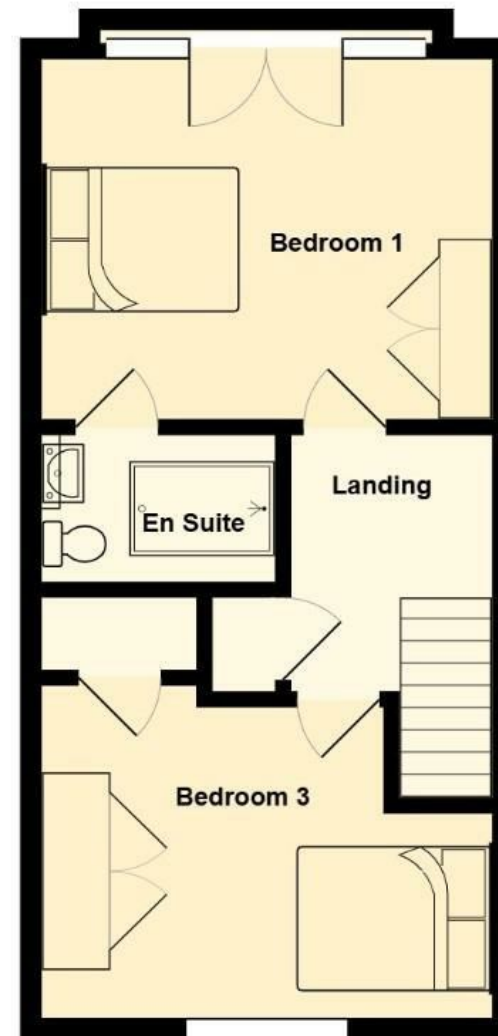
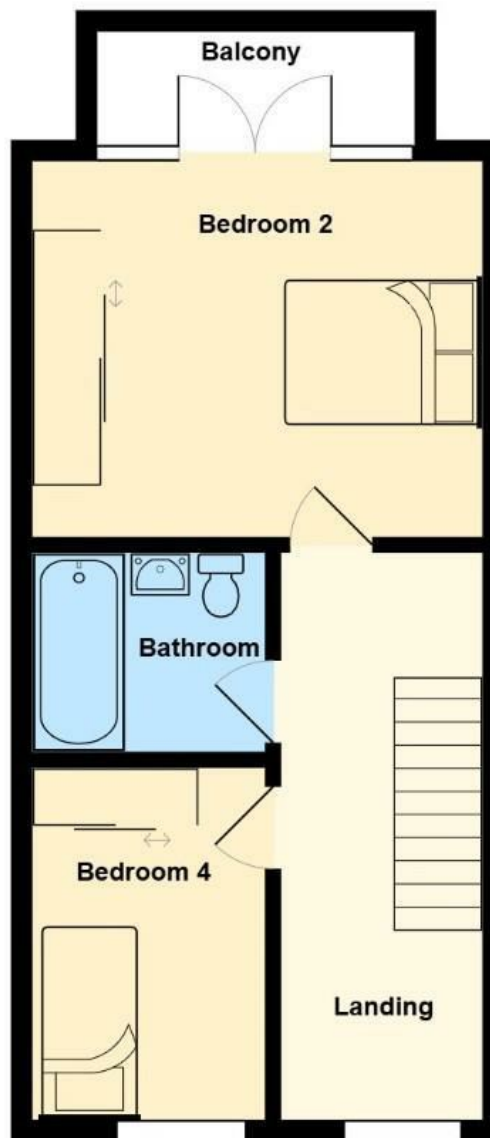
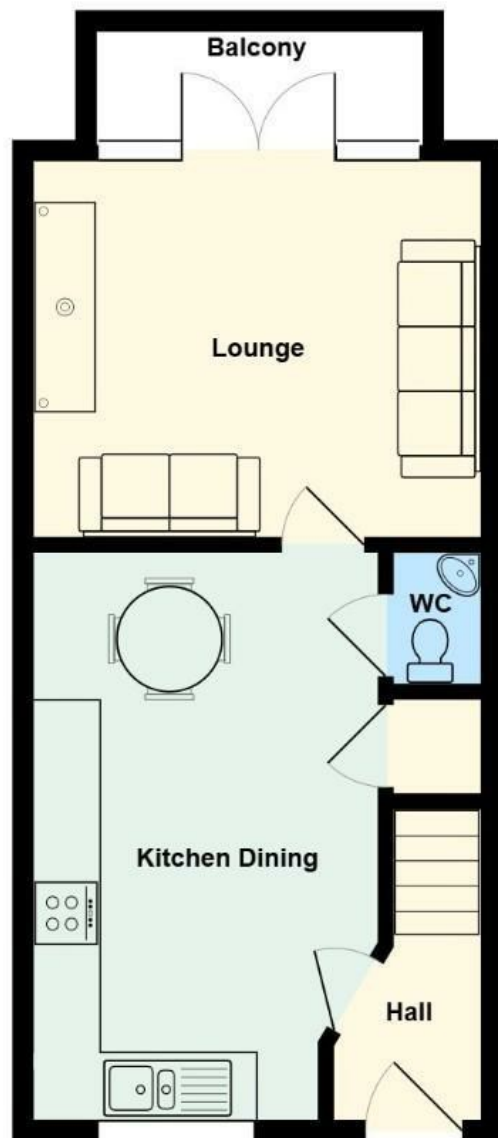
This stunning house with accommodation over 3 floors and boasts spectacular water views from all floors at the rear. Directly overlooking the main basin and beyond. Barry Waterfront is a perfect place to live with everything on your doorstep - supermarket, school, cafes and bars. Situated within reach of beautiful sandy beach's and Promenade. With lawned communal grounds to the rear for the children to play on or just to relax whilst overlooking the water.

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Comments by Mr Paul Davies









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Jeffrey Ross