



17 CLOS Y RHEILFFORDD
BARRY CF62 5BX

ASKING PRICE OF
£239,950



MID TERRACE HOUSE



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*** NEW *** MGY are delighted to offer to the market this very well presented two bedroom mid terrace property situated on the popular Quays Development and within walking distance to the beach, supermarket, Goodsheds and train station. The property briefly comprises entrance hall, fitted kitchen, cloakroom, lounge/dining room and to the first floor are two bedrooms (master en suite) and a family bathroom. Outside there is a driveway to the front and to the rear is an attractive garden with a purpose built office complete with light, heating and WIFI.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 723 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via composite front door. Vinyl flooring. Radiator. Door to storage cupboard and w.c.

KITCHEN

10' 0" x 6' 1" (3.07m x 1.86m)

Double glazed window to the front. Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Integral washing machine, dishwasher and fridge/freezer. Built in four burner gas hob and electric oven with extractor hood over. Continuation of flooring.

CLOAKROOM

Closed cistern w.c and pedestal wash hand basin. Radiator. Continuation of flooring. Ceramic tile to splash back areas.

LOUNGE/DINING ROOM

18' 1" x 12' 10" (5.52m x 3.92m)

Fitted carpet. Radiator. Carpeted stairs rising to the first floor. Double glazed French doors to the rear providing access to the garden.

FIRST FLOOR ACCOMODATION

Carpeted stairs rising to the first floor. Doors to all rooms. Access to the loft space. Fitted carpet.

BEDROOM ONE

13' 0" x 8' 11" (3.97m x 2.73m)

Double glazed window to the rear. Radiator. Fitted carpet. Storage cupboard. Door to:

EN SUITE

En Suite shower room to comprise closed cistern w.c, wash hand basin and shower enclosure with shower in situ. Chrome heated towel rail. Vinyl flooring.

BEDROOM TWO

13' 5" x 8' 5" (4.10m x 2.58m)

Second double bedroom with double glazed window to the front. Radiator. Fitted carpet.

BATHROOM

With suite to comprise closed cistern w.c, wash hand basin and bath with shower over. Radiator. Vinyl flooring. Ceramic tile to splash back areas.

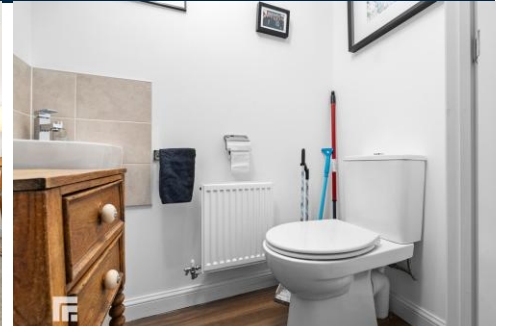
OUTSIDE

To the front: Driveway providing off road parking.

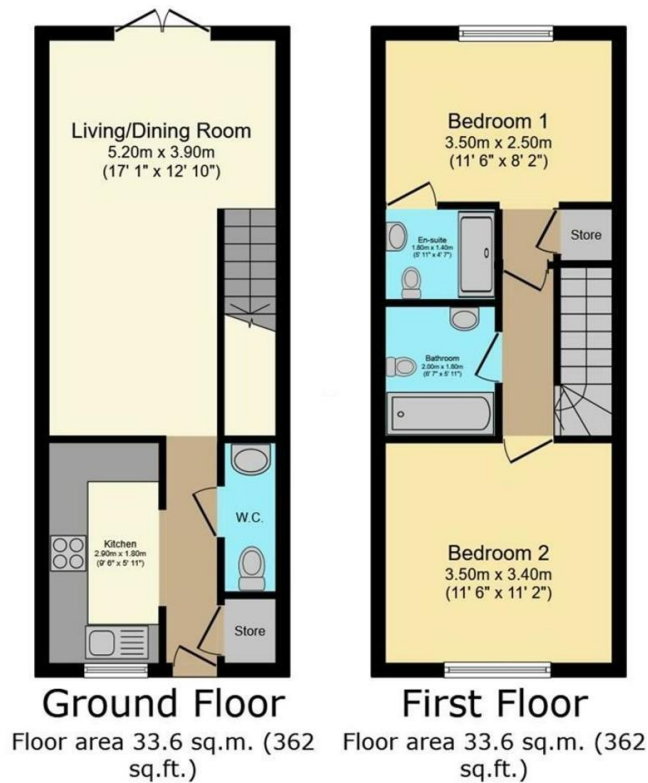
To the rear: Enclosed rear garden laid to paving with stone chip and lawn area. Purpose built office with heating, light and wifi.



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TOTAL: 67.2 sq.m. (723 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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