



Ffordd Wallace, Barry CF63 4RX

welcome to
Ffordd Wallace, Barry

- WATERS EDGE DEVELOPMENT
- CLOSE TO EXCELLENT TRANSPORT LINKS
- KITCHEN / DINER
- TWO DOUBLE BEDROOMS
- TWO W.C'S

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£240,000

Modern two-bedroom terrace property on the popular Barry Waterfront development, with two parking spaces, a low maintenance enclosed garden, family bathroom and downstairs cloakroom. A perfect opportunity for a first time buyer or investor. VIEWING RECOMMENDED



Entrance
Living Room
11' 9" MAX x 12' 9" MAX (3.58m MAX x 3.89m MAX)
Kitchen
Cloak Room
Landing
Bedroom One
12' 8" x 7' 5" (3.86m x 2.26m)
Bedroom Two
12' 9" x 9' 4" (3.89m x 2.84m)
Bathroom
Rear Garden
Front Garden

view this property online allenandharris.co.uk/Property/BRY108053



Property Ref:
BRY108053 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01446 747878



barry@allenandharris.co.uk



21 High Street, BARRY, South Glamorgan, CF62 7EA



allenandharris.co.uk