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31 Ffordd Y Dociau
Barry, The Vale Of
Glamorgan, CF62 5BN

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31 Ffordd Y Dociau

Guide Price £319,999

A well presented, light and airy, modern three bedroom end of terrace house, situated on the popular Barry Waterfront development.

Modern Barrett Homes built family home

Light and airy accommodation with most rooms being dual aspect

Generous sized lounge and kitchen/dining room

Three bedrooms to 1st floor, Bedroom one with ensuite shower room

Enclosed garden accessed from kitchen/Dining room

Two allocated parking spaces, one with fitted car charging point

Sought after Waterfront Development within walking distance to local amenities and train station





This modern Barrett Homes built, three bedroom family home offers light and airy accommodation, which is presented to a high standard. It is situated on the popular Waterfront Development and lies within walking distance of local amenities and train station. The property is built at 90° to the attached house, making this property feel detached.

The accommodation briefly comprises of a central HALLWAY, stairs rise to the first floor with useful under-stairs storage cupboard below. Double doors into built-in cloaks storage cupboard. The dual aspect LOUNGE (16'3" x 10'2") is a generous sized reception room with two windows to front, plus two windows to side overlooking the driveway. The KITCHEN/ DINING ROOM (16'3" x 8'9"

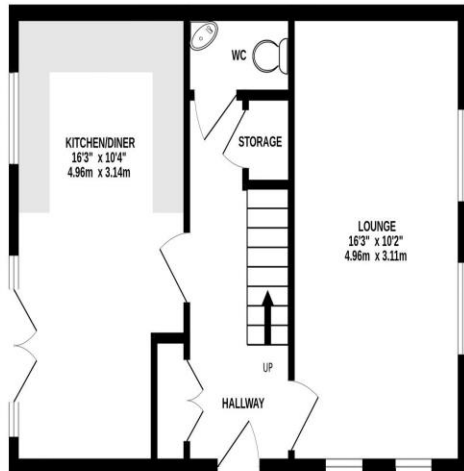
widening to 10'3") is also dual aspect, with two windows to front plus a window and French doors flanked by windows enjoying views and giving access into the enclosed garden. Within the kitchen is a fitted range of high gloss white, base, larder, and wall mounted units. Dark stone effect, work surfaces have splashback tiling above. Integrated appliances include oven, gas hob with cooker hood over, dishwasher, washing machine/dryer and a fridge/freezer. The kitchen/dining room has the same vinyl wood effect flooring as the entrance hallway, which also continues into the ground floor CLOAKROOM (6'3" x 2'11") which houses a white two-piece suite.

The first floor landing with loft inspection point gives access to the bedroom accommodation. BEDROOM ONE

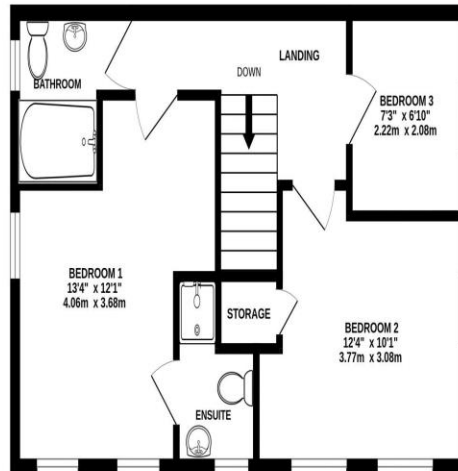
(10'2" x 9'8" plus recess) is a generous sized double bedroom with two windows to front and further window to side. EN-SUITE SHOWER ROOM (4'7" x 6'10" max) housing a white three-piece suite including a fully tiled shower cubicle with an electric shower fitted. BEDROOM TWO (10'5" widening to 12'4" x 8'8") is also dual aspect, has a built-in over stairs storage cupboard. BEDROOM THREE (7'3" x 6'10") is a single bedroom, currently used as a dressing room and has a window to side. The FAMILY BATHROOM (6'2" x 7' max) also with window to side has a white three-piece suite, including a panel bath with full splashback tiling above, Plus a mixer tap/shower attachment.

Outside, to the front of the property is a low maintenance open plan forecourt garden. To the side of the property, an enclosed garden which offers a paved patio, extending from the side of the property out onto a lawn. The garden is bordered by block walling and overlap wood fencing. The second of the two off-road parking spaces is beyond the side garden.

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge travel East along the A48, Travel through Bonvilston, then at the traffic lights turn right sign posted Barry. Proceeded over the roundabout Onto Pontypridd Road. Follow all signs for Barry Island. Proceed onto the island And at the traffic lights turn left. Proceed to the next set of traffic lights and turn right onto Ffordd Y Dociau. Number 31 will be found on the left-hand side indicated by our for sale boards after approximately 400 m.

Tenure

Freehold

Services

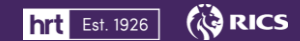
Mains water, drainage, gas and electricity
 Council Tax Band D
 EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

