







## 13 Clos Onnen

Barry, Barry

Well presented two double bed modern waterfront property with drive  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- MODERN WATERFRONT PROPERTY
- WALKING DISTANCE TO RAIL STATION, BEACHES, BARS/RESTAURANTS
- KITCHEN OPEN TO LOUNGE WITH FRENCH DOORS
- DOWNSTAIRS WC PLUS FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- DRIVEWAY
- EPC B83





### **Entrance Hall**

Accessed via composite front door. Smooth walls and ceiling. Laminate effect vinyl floor and carpeted stairs to the first floor. Heating controls. Radiator. Door to kitchen and lounge.

### **Kitchen open to Lounge**

22' 2" x 8' 9" (6.76m x 2.67m)

Initially with a modern kitchen in white high gloss with complementing work surfaces and one and a half bowl inset sink unit. Wall mounted combi boiler. Integrated gas hob with electric oven under and cooker hood over. Space for tall fridge freezer. Breakfast bar area and continuation of the floor from the hall, into the lounge. Front aspect window. Radiator plus double opening uPVC doors onto the rear garden. Door to WC.

### **WC**

4' 11" x 3' 0" (1.50m x 0.91m)

White suite comprising WC with button flush and wall mounted wash basin. Extractor. Radiator. Flooring matching the lounge.

### **Landing**

Carpeted, matching the stairs and with loft hatch. Doors to two double bedrooms and bathroom.



### **Bedroom One**

12' 2" x 7' 10" (3.71m x 2.39m)

Carpeted double bedroom with rear aspect window and radiator.



### **Bedroom Two**

12' 2" x 7' 9" (3.71m x 2.36m)

Carpeted double bedrooms with two front aspect windows. Radiator.

### **Bathroom**

6' 0" x 5' 7" (1.83m x 1.70m)

White suite comprising panelled bath with shower attachment off mixer plus thermostatic shower over (fixed rainfall style head and separate rinser).





### REAR GARDEN

Enclosed, South Easterly aspect garden of low maintenance. Patio and slate chippings. Garden shed plus pedestrian gate.

### DRIVEWAY

1 Parking Space

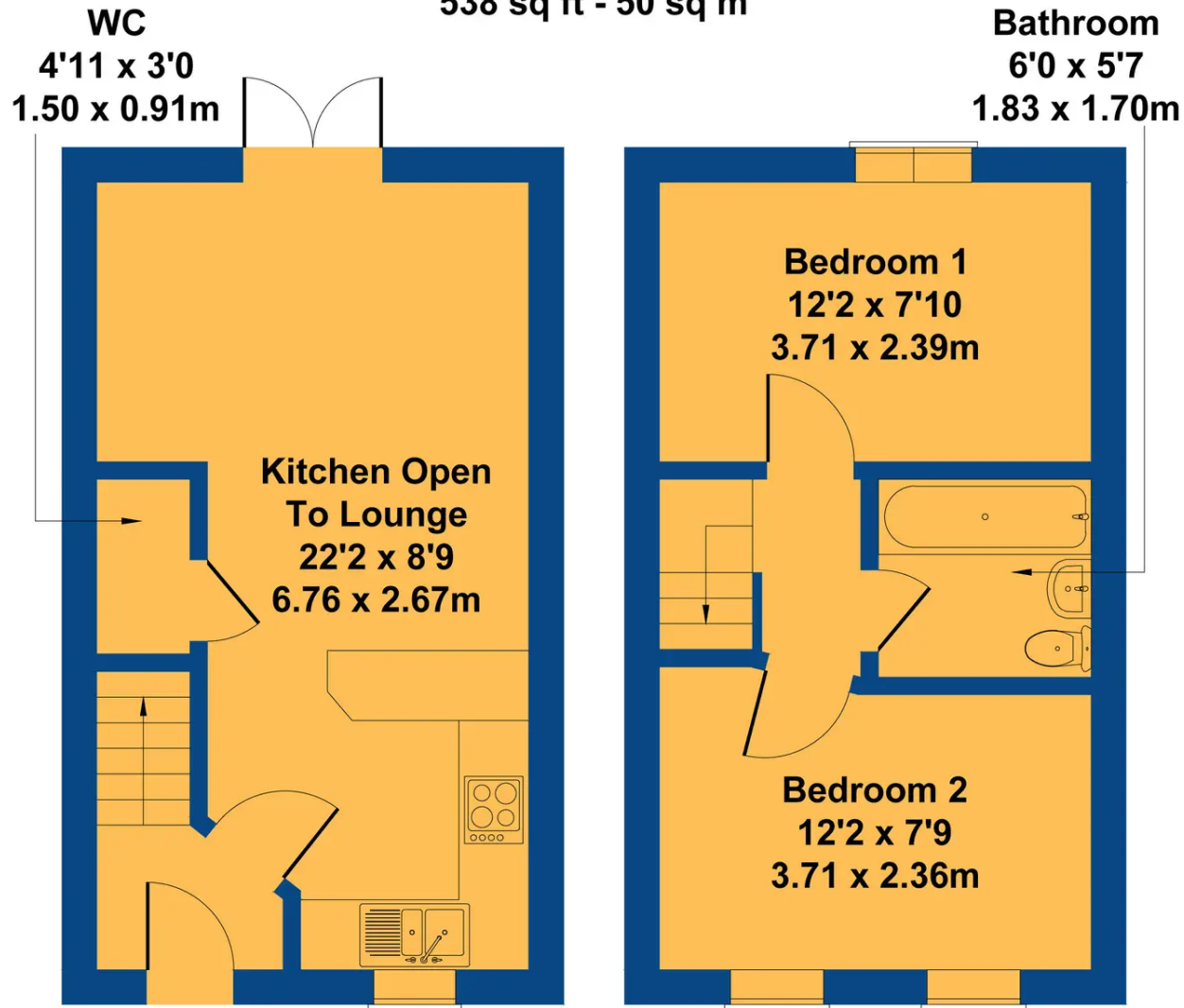
Driveway parking for one vehicle





# 13 Clos Onnen

Approximate Gross Internal Area  
538 sq ft - 50 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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