





3 Rhodfa'r Doc Glanhau

Barry, Barry

Exquisite two bedroom end of terrace Persimmon 'The Morden' home with over 8 years NHBC warranty. A short walk to Barry Docks train station and Barry Transport Interchange. New development benefits including new roads and a new green space. Ideal for professionals/families. Contact for a viewing!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- PERSIMMON 'THE MORDEN' WITH 8+ YEARS NHBC WARRANTY REMAINING
- OPEN PLAN GROUND FLOOR LIVING SPACE, DOWNSTAIRS WC PLUS UPSTAIRS BATHROOM AND TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- END OF TERRACE WITH A CONVENIENT PARKING SPACE TO THE FRONT
- EPC B83
- DOCK SIDE NEW DEVELOPMENT WITH NEW ROADS AND A NEW GREEN SPACE CURRENTLY BEING DEVELOPED (SEE PHOTOGRAPHS FOR THE PLAN)
- CATCHMENT FOR YSGOL SANT BARUC (A BRAND NEW WELSH MEDIUM PRIMARY SCHOOL LOCATED ON BARRY WATERFRONT)

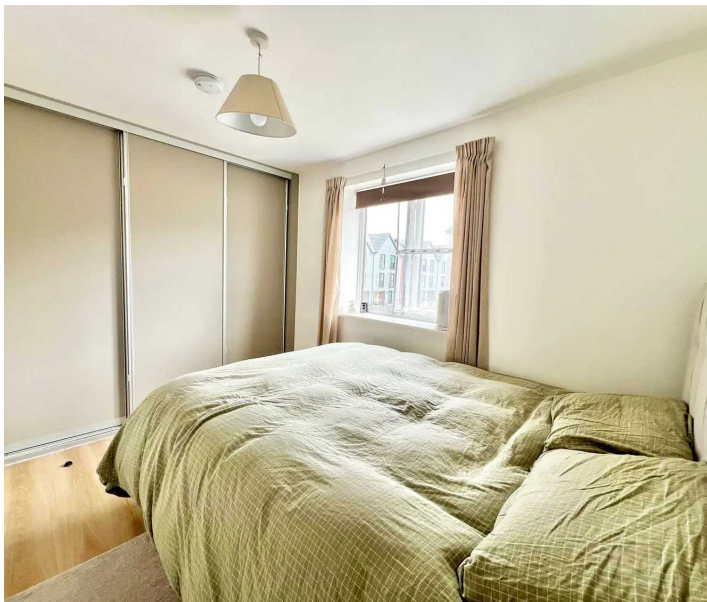




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- A SHORT WALK (0.3 MILES) TO BARRY DOCKS TRAIN STATION/BARRY TRANSPORT INTERCHANGE OFFERING EXCELLENT TRANSPORT LINKS
- CLOSE PROXIMITY (0.7 MILES) TO THE WATERFRONT RETAIL PARK AND BARRY LEISURE CENTRE
- EASY ACCESS TO BARRY ISLAND AND GOODSHEDS FOR FOOD, DRINK AND ENTERTAINMENT
- LOCAL GP PRACTICE AND PHARMACY (0.6 MILES)





Hallway

Entrance via a composite front door with two opaque panels and an added bolt lock for additional security. The hallway has luxury vinyl tile (LVT) wood effect flooring, smooth walls, a smooth ceiling and a radiator. A carpeted staircase leads to the first floor and a panelled door leads through to the open plan kitchen/diner/lounge living space.

Kitchen/Diner/Lounge

22' 0" x 9' 0" (6.71m x 2.74m)

A continuation of the luxury vinyl tile wood effect flooring from the hallway, smooth walls and a smooth ceiling. The kitchen area has modern navy eye and base level units with a beautifully complementing laminate white marble effect counter top. There is a stainless steel one and a half bowled sink unit inset with a stainless steel mixer tap ovetop. Integrated appliances include a single oven, four ring gas hob and a stainless steel cooker hood. There is also a stainless steel splashback, under unit lighting, space and plumbing for a washing machine and fridge/freezer plus a breakfast bar with space for four stools if required. There is also a small front aspect window above the kitchen sink. Moving through into the lounge space, there is a panelled door to the left allowing access to the downstairs WC. The lounge has double opening doors leading out onto a well appointed patio area and a radiator.



Downstairs WC

4' 11" x 2' 11" (1.50m x 0.89m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling with spotlights. A white WC with a push button flush, a white pedestal basin with a stainless steel mixer tap ovetop and a tile splashback. A radiator and an extractor fan.



Landing

A carpeted staircase leads to a carpeted landing with panelled doors leading to two bedrooms and a bathroom. There is also a loft hatch.

Bedroom One

10' 2" x 7' 8" (3.10m x 2.34m)

Luxury vinyl tile wood effect flooring (matching downstairs), smooth walls and a smooth ceiling. A rear aspect window, a radiator and grey sliding door fitted wardrobes. Please note, measurements exclude the depth of the fitted wardrobes.

Bedroom Two

10' 2" x 7' 10" (3.10m x 2.39m)

Luxury vinyl tile wood effect flooring (matching bedroom one and downstairs) with smooth walls and a smooth ceiling. Two front aspect windows, a radiator and wooden fitted wardrobes. Please note measurements exclude the depth of the fitted wardrobes.

Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Vinyl tile effect flooring (matching the downstairs WC), smooth walls and a smooth ceiling with spotlights. A three piece white bathroom suite comprising a WC with a push button flush, a pedestal basin with a stainless steel mixer tap ovetop and a bath with a thermostatic stainless steel shower inset and a glass shower screen. There is full height grey tiling inside the bath/shower which extends to half height tiling along the back wall, providing a splashback for the sink. There is also an opaque side aspect window, a radiator and an extractor fan.





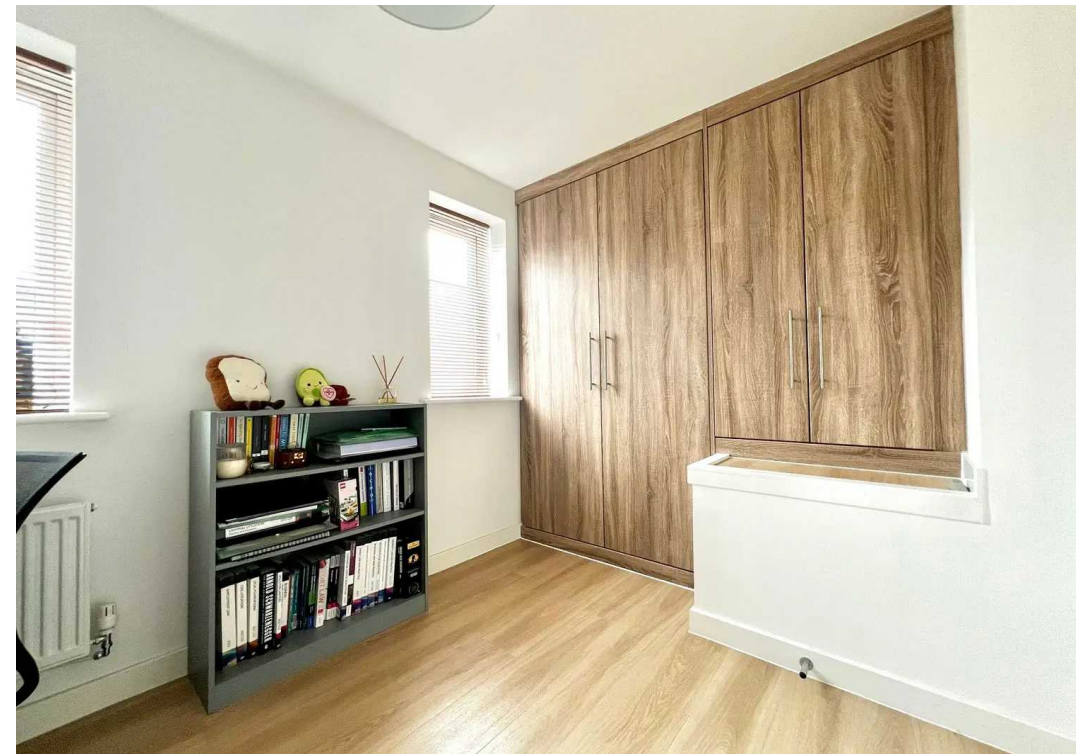
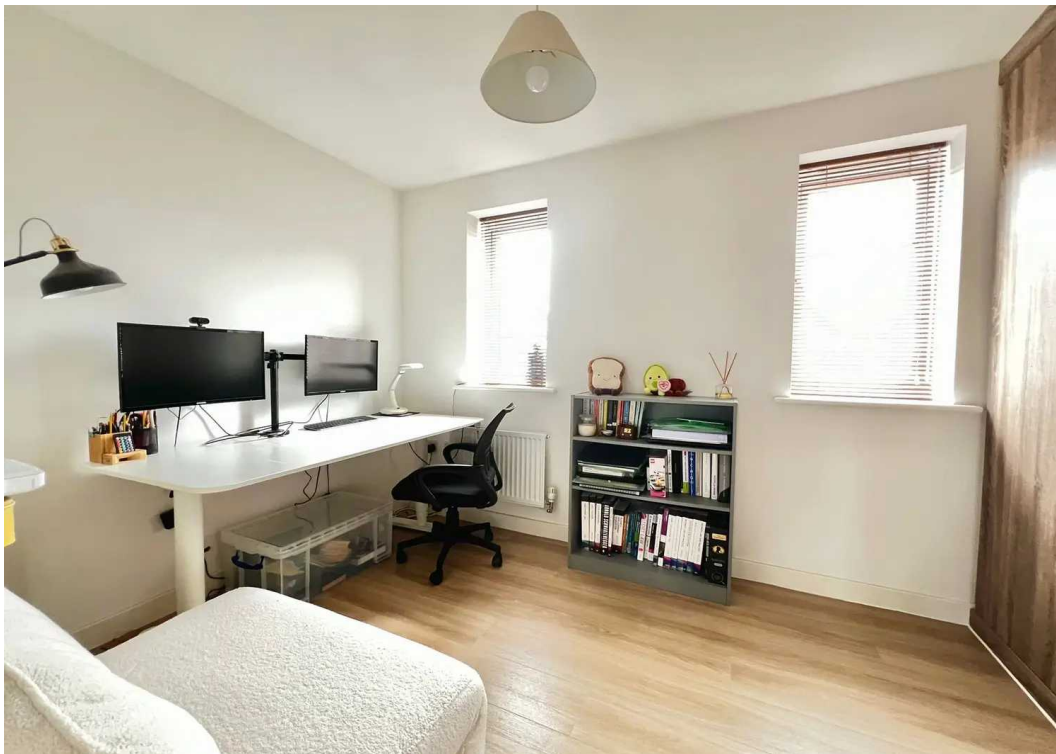
REAR GARDEN


A fully enclosed rear garden with a well appointed Indian Sandstone patio, a path leading to the wooden shed and areas of lawn either side of the path.


DRIVEWAY

1 Parking Space



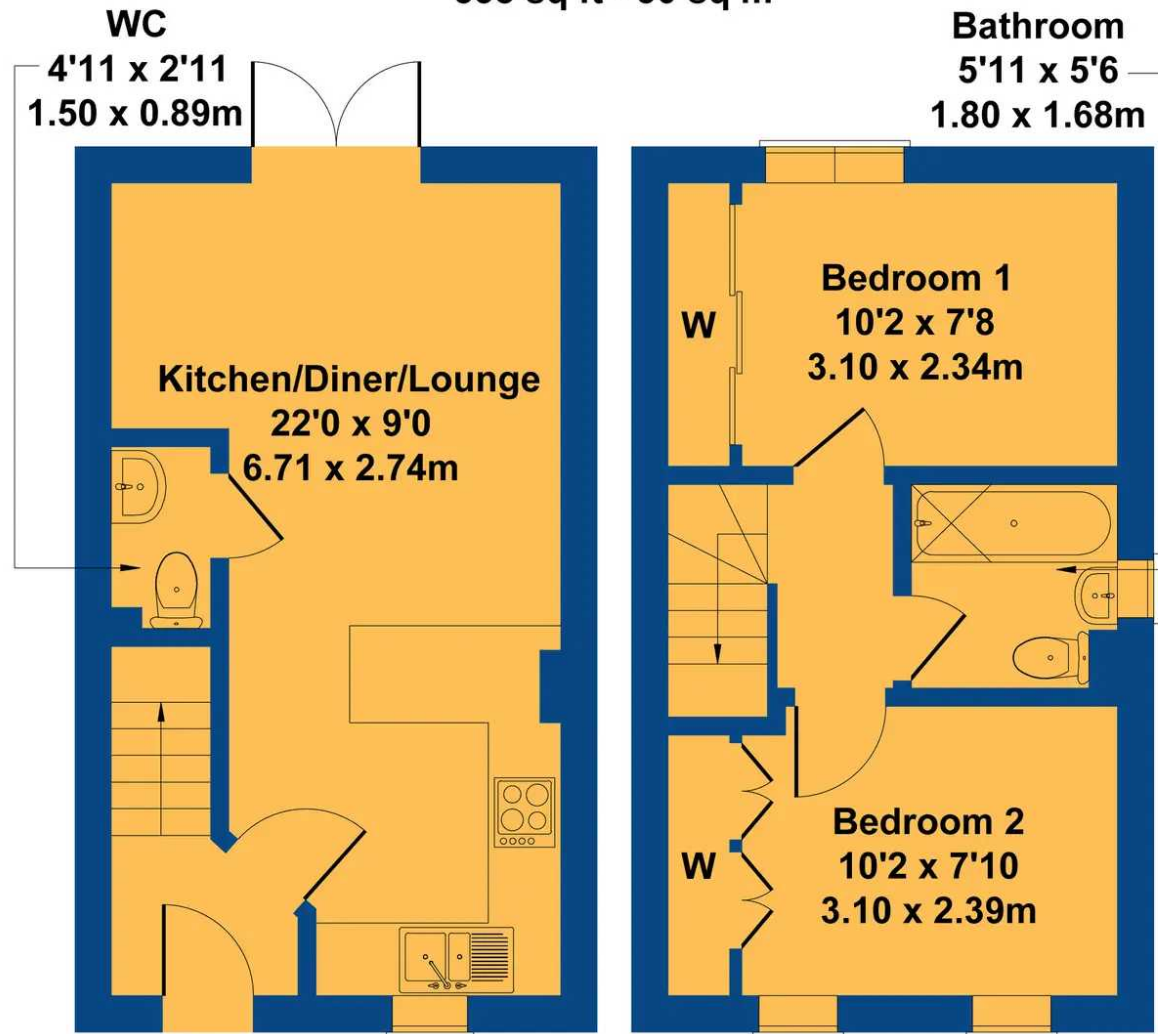


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		100
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Approximate Gross Internal Area
538 sq ft - 50 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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