





43 Ffordd Y Mileniwm

Barry, Barry

Modern two bedroom terraced home with an open plan kitchen/diner/lounge, downstairs WC, family bathroom, enclosed garden with shed and allocated parking. Energy efficient with EPC B83. Ideal location near Barry Island, Goodsheds and popular schools.

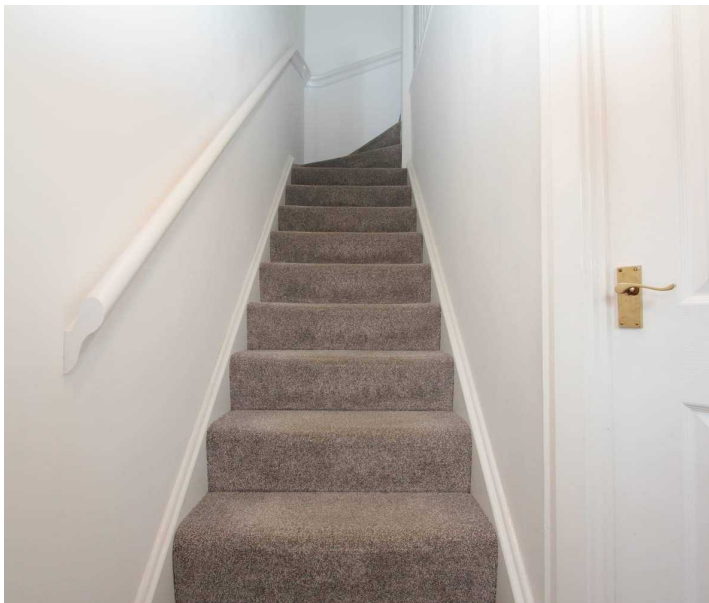
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- PERSIMMON MODERN HOME
- OPEN PLAN KITCHEN/DINER/LOUNGE
- DOWNSTAIRS WC PLUS FIRST FLOOR FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED GARDEN WITH SHED AND ACCESS TO ALLOCATED PARKING TO THE REAR
- EPC B83
- CLOSE TO BARRY ISLAND AND THE GOODSHEDS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- CATCHMENT FOR WHITMORE HIGH SCHOOL AND YSGOL GYMRAEG BRO MORGANNWG





Entrance Hall

Accessed via composite front door with opaque glazed panel. Vinyl wood effect flooring. Radiator. Carpeted stairs to the first floor. Door leads to the open plan living space.

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m)

Continuation of the vinyl wood effect flooring. Front aspect window. Fitted with a range of modern eye and base level units with complementing work surfaces. Inset one and a half bowl stainless steel sink unit. Integrated appliances include a four ring gas hob, single oven and cooker hood. Breakfast bar area. Open to lounge.

Lounge

12' 1" x 11' 5" (3.68m x 3.48m)

An L shaped living space with a continuation of the vinyl wood effect flooring. Two radiators and double opening uPVC doors to the rear garden. Further door leads to the WC / cloakroom.

WC / Cloakroom

4' 11" x 2' 9" (1.50m x 0.84m)

Continuation of the vinyl wood effect flooring. A white WC with push button flush and a wall mounted wash basin, with a tiled splash back and a stainless steel mixer tap. Extractor and radiator.

Landing

Carpeted landing with access to two double bedrooms and bathroom.



**Bedroom One**

12' 1" x 7' 10" (3.68m x 2.39m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Two

12' 1" x 7' 9" (3.68m x 2.36m)

Carpeted double bedroom with two front aspect windows and radiator. Loft hatch.

Bathroom

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

White suite comprising WC with button flush, pedestal wash basin and bath with shower attachment off taps plus electric shower over. Partial tiled walls. Radiator and extractor.

Service Charges

There is an annual service charge, payable to Remus Management, for the up keep of surrounding areas, children's park etc. Approx £124 per year.



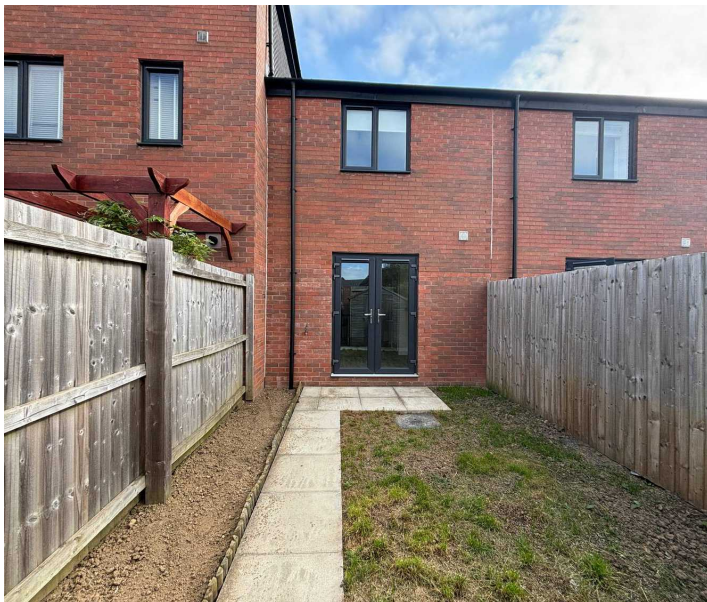


REAR GARDEN

With an initial patio area and path leading to the rear access gate. Shed. Area of lawn and flower beds. Fully enclosed by a mix of brick walls and fencing.

ALLOCATED PARKING

1 Parking Space



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(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	

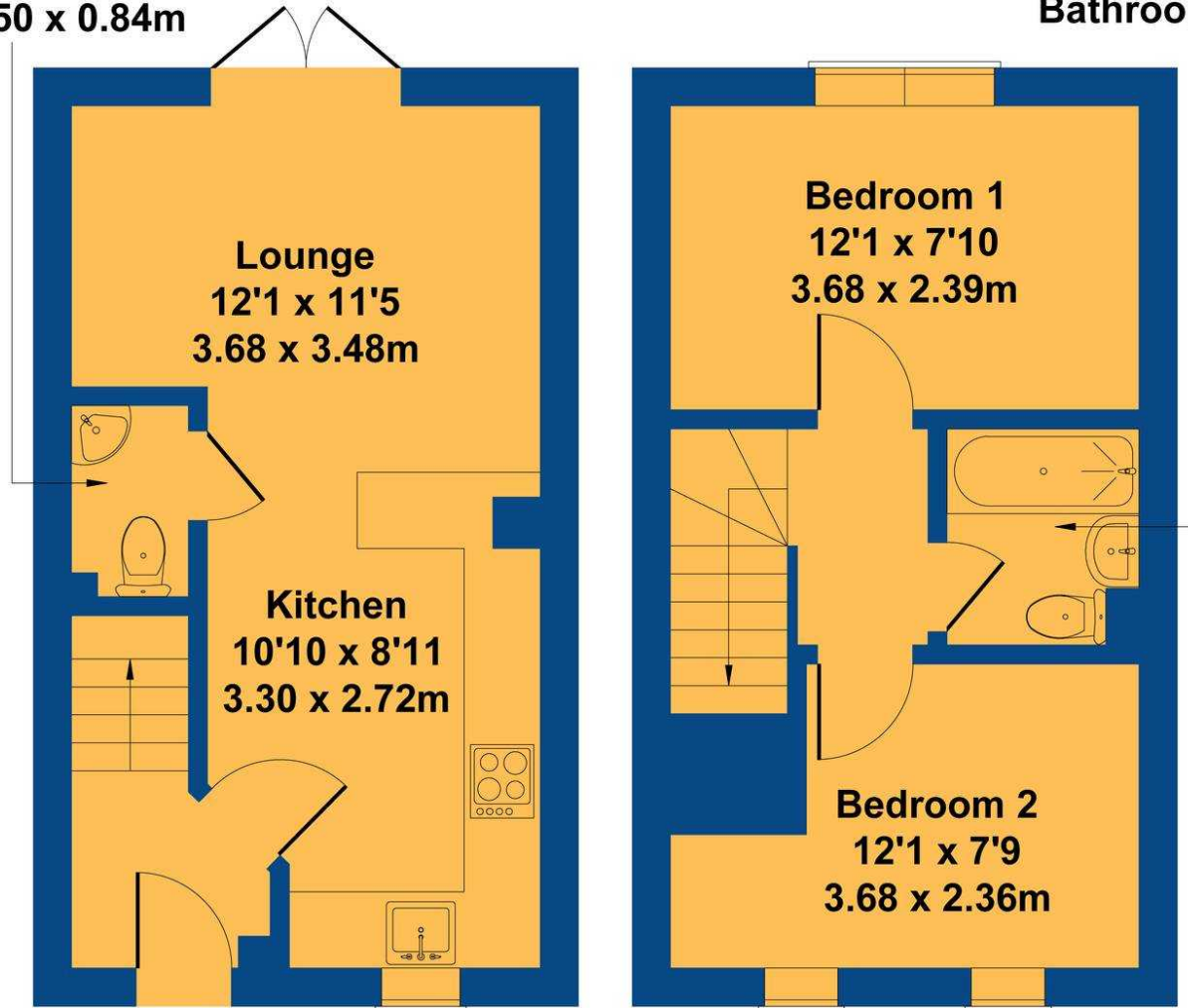


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WC/Cloakroom
4'11 x 2'9
1.50 x 0.84m

Approximate Gross Internal Area
538 sq ft - 50 sq m

Bathroom



GROUND FLOOR

FIRST FLOOR

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





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