

31 Heol Ty Draw

Barry, Barry

Stunning three bedroom Taylor Wimpey Gosford located on the ever popular Barry Waterfront. Modern layout with spacious lounge and an open-plan kitchen/diner. Tranquil rear garden, 2 parking spaces. EPC B84. Close to Barry Island, Goodsheds, schools and amenities - ideal for modern living.

Council Tax band: D

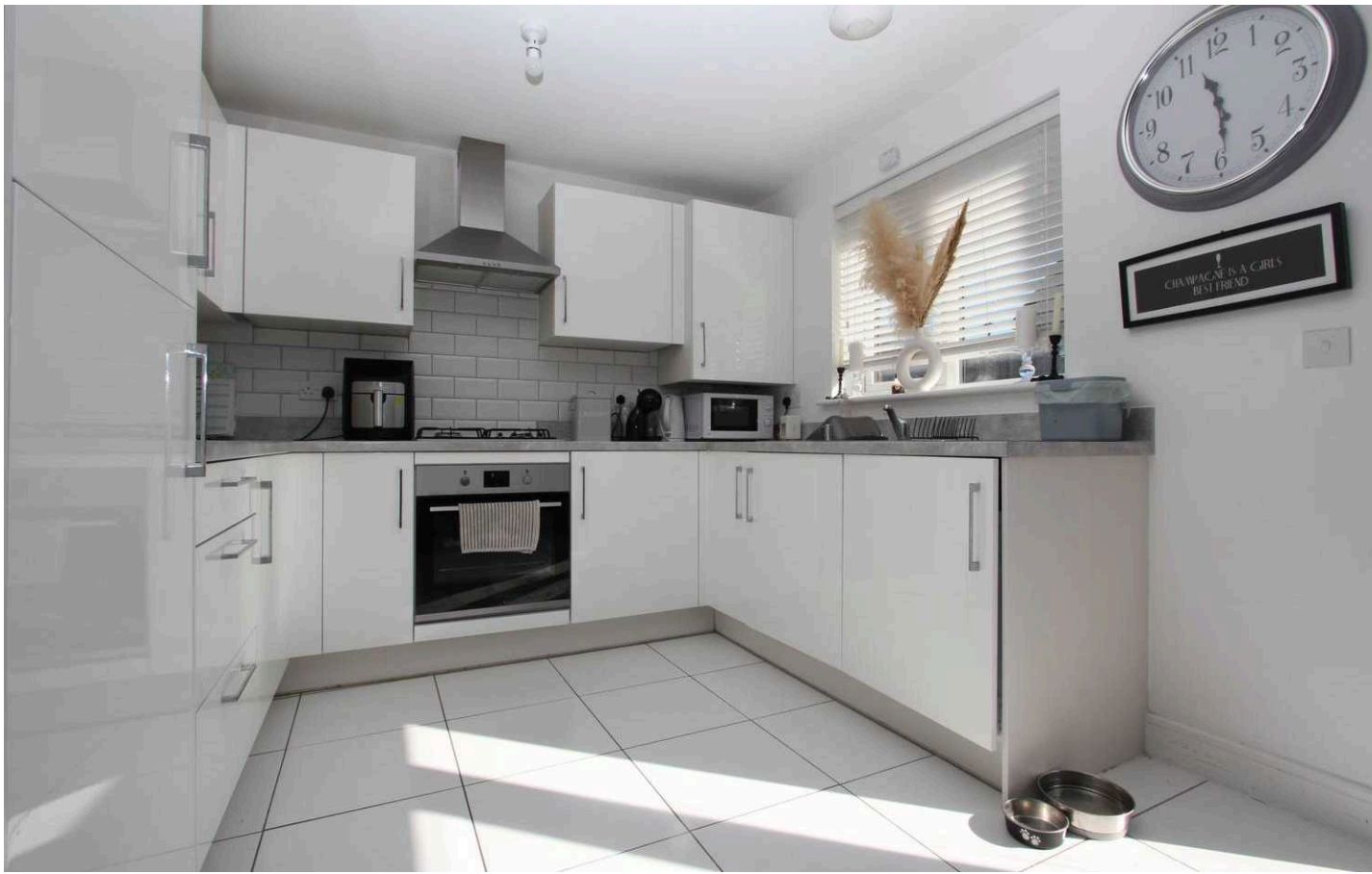
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- TAYLOR WIMPEY GOSFORD
- SPACIOUS LOUNGE AND OPENPLAN KITCHEN/DINER PERFECT FOR ENTERTAINING
- DOWNSTAIRS WC, FAMILY BATHROOM PLUS EN-SUITE TO MASTER
- THREE BEDROOMS (FITTED WARDROBES IN BEDROOMS ONE AND TWO)
- GOOD SIZE REAR GARDEN WITH SIDE ACCESS
- TWO ALLOCATED PARKING SPACES
- EPC B84
- CLOSE TO BARRY ISLAND AND GOODSHEDS
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES
- CATCHMENT FOR WHITMORE HIGH SCHOOL AND YSGOL GYMRAEG BRO MORGANNWG





Hallway

Entrance via a composite front door with opaque glazing, a thumb turn and a safety chain for added security. The hallway has tiled flooring, smooth walls and a smooth ceiling. A radiator, a carpeted staircase leading to the first floor and a door leading through to the lounge.

Lounge

13' 10" x 12' 1" (4.22m x 3.68m)

Laminate wood effect flooring, smooth walls and a smooth ceiling. A front aspect box window, a radiator and a door leading through to the kitchen/diner.

Kitchen/Diner

15' 7" x 9' 5" (4.75m x 2.87m)

Tiled flooring, smooth walls and a smooth ceiling. A rear aspect window and double opening French doors leading to the garden. White high gloss eye and base level units with beautifully complementing grey laminate worktops, a stainless steel one and a half bowled sink is inset with a mixer tap overtop. A subway tiled splashback. Integrated appliances include a washing machine, fridge/freezer, single oven, four ring gas hob and extractor hood. Ample space for a dining table and chairs. Doors leading to the downstairs WC and understairs storage cupboard.



Downstairs WC

6' 0" x 3' 4" (1.83m x 1.02m)

Tiled flooring, smooth walls and a smooth ceiling. A two piece white suite comprising a WC with a push button flush and a pedestal wash basin with a stainless steel mixer tap and a tiled splashback. A radiator and an extractor fan.

Landing

A carpeted staircase leads to a carpeted landing. The landing has a loft hatch, radiator and doors leading off to three bedrooms and a family bathroom.



Bedroom One

9' 8" x 9' 3" (2.95m x 2.82m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window, a radiator, a double wardrobe and a door leading to the en-suite shower room. Measurements exclude the depth of the fitted wardrobe.

En-suite

5' 8" x 5' 6" (1.73m x 1.68m)

Grey vinyl wood effect flooring, half height tiling (full height within the shower cubicle). Smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap and a walk-in shower cubicle with an electric shower inset and a glass folding shower screen. A radiator, an extractor fan and an opaque front aspect window.

Bedroom Two

8' 8" x 8' 7" (2.64m x 2.62m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window, a radiator and a double fitted wardrobe. Measurements exclude the depth of the fitted wardrobe.

Bedroom Three

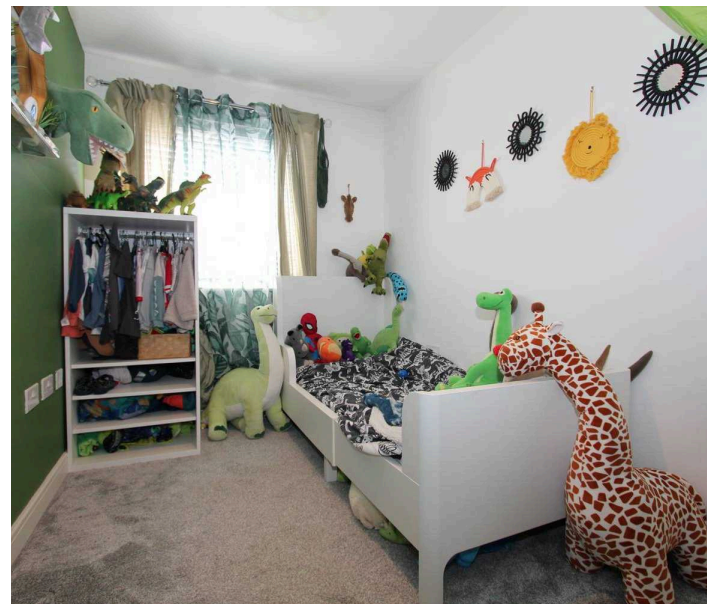
11' 7" x 6' 7" (3.53m x 2.01m)

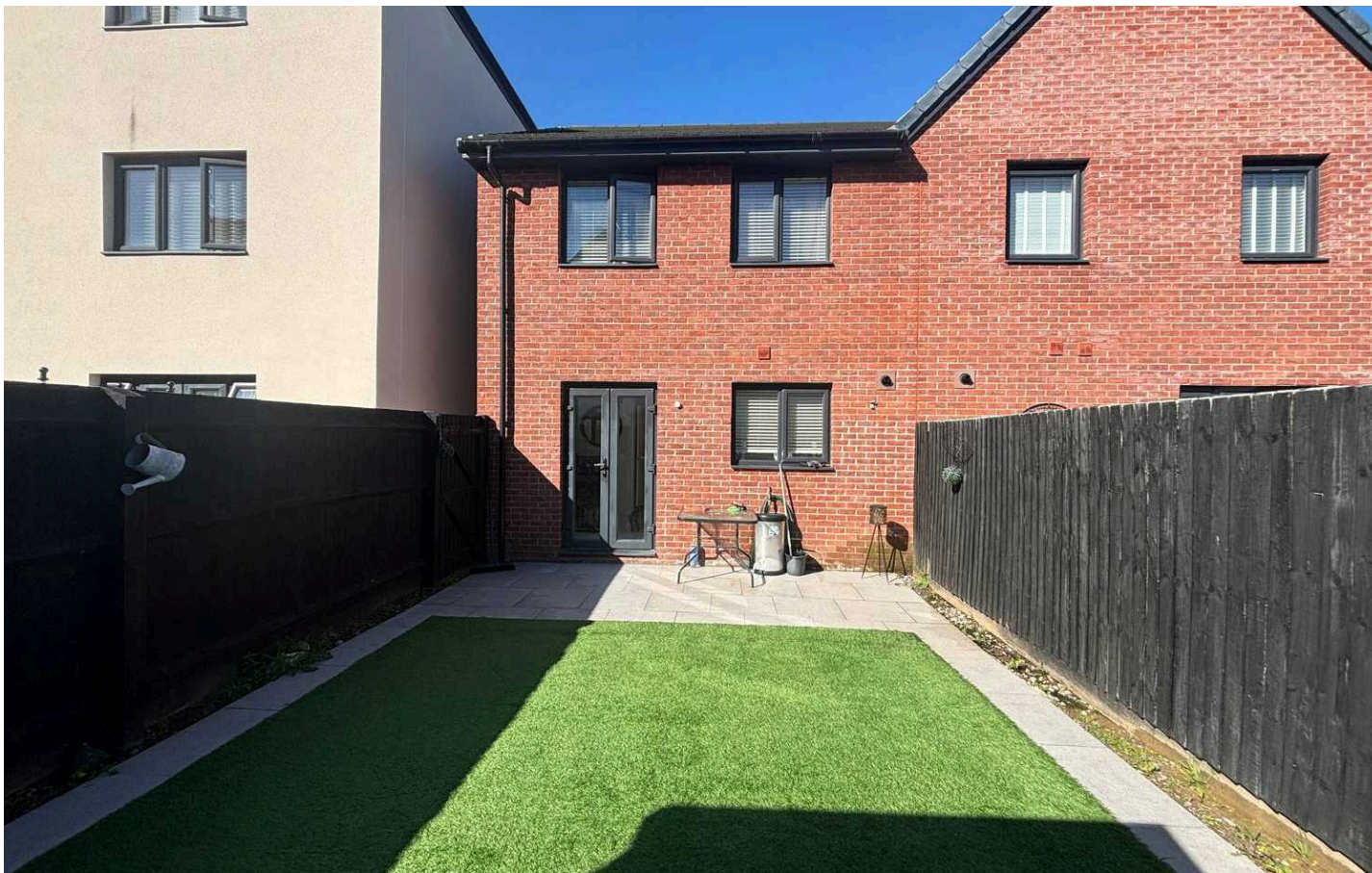
Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Vinyl grey wood effect flooring, half height tiling (full height within the bath/shower). Smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a white bath with a stainless steel mixer tap, a stainless steel thermostatic shower and a glass shower screen. A radiator and an extractor fan.





Service Charge

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.

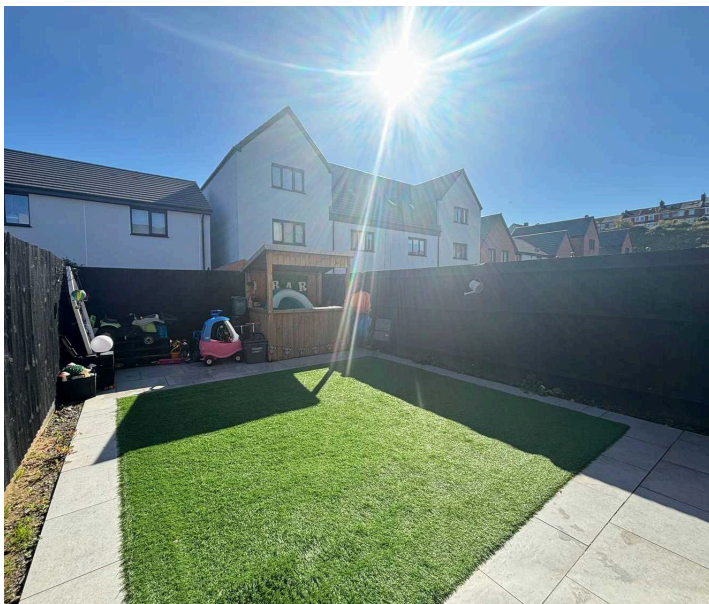
Rear Garden

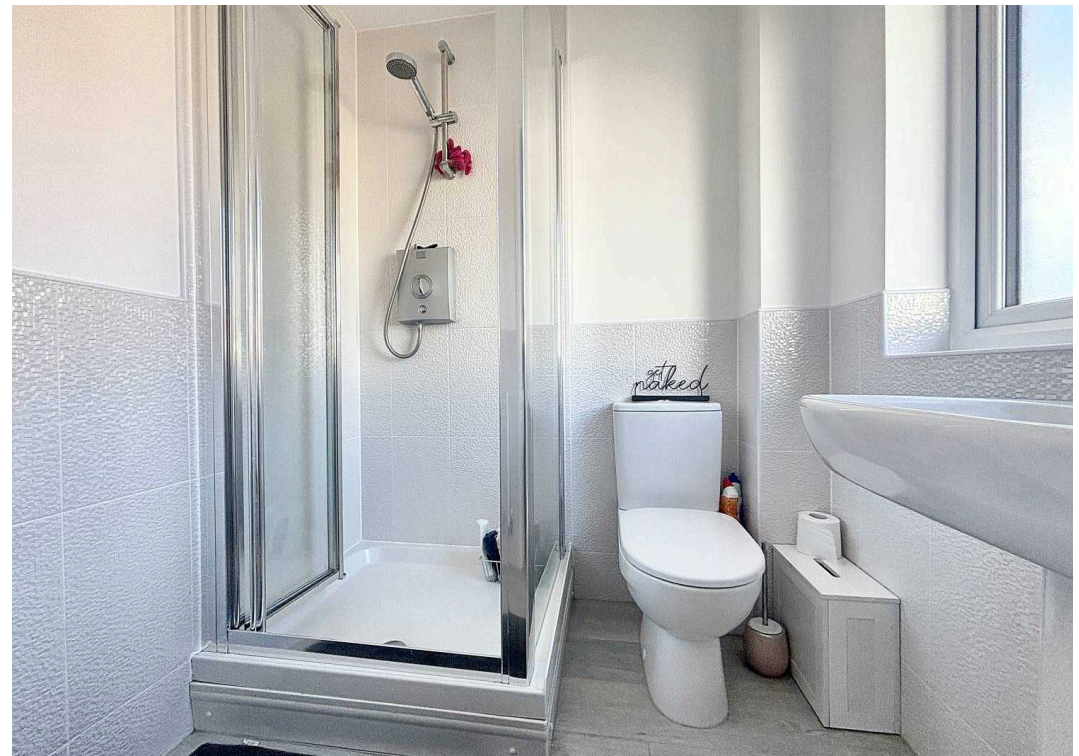
Step out of the double opening French doors onto a well appointed patio area, perfect for alfresco dining. The garden is mainly laid to lawn and is fully enclosed by well maintained fencing. A pathway to the side of the property provides side access into the garden via a lockable wooden gate.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces, one directly outside the property and the other just across the road.



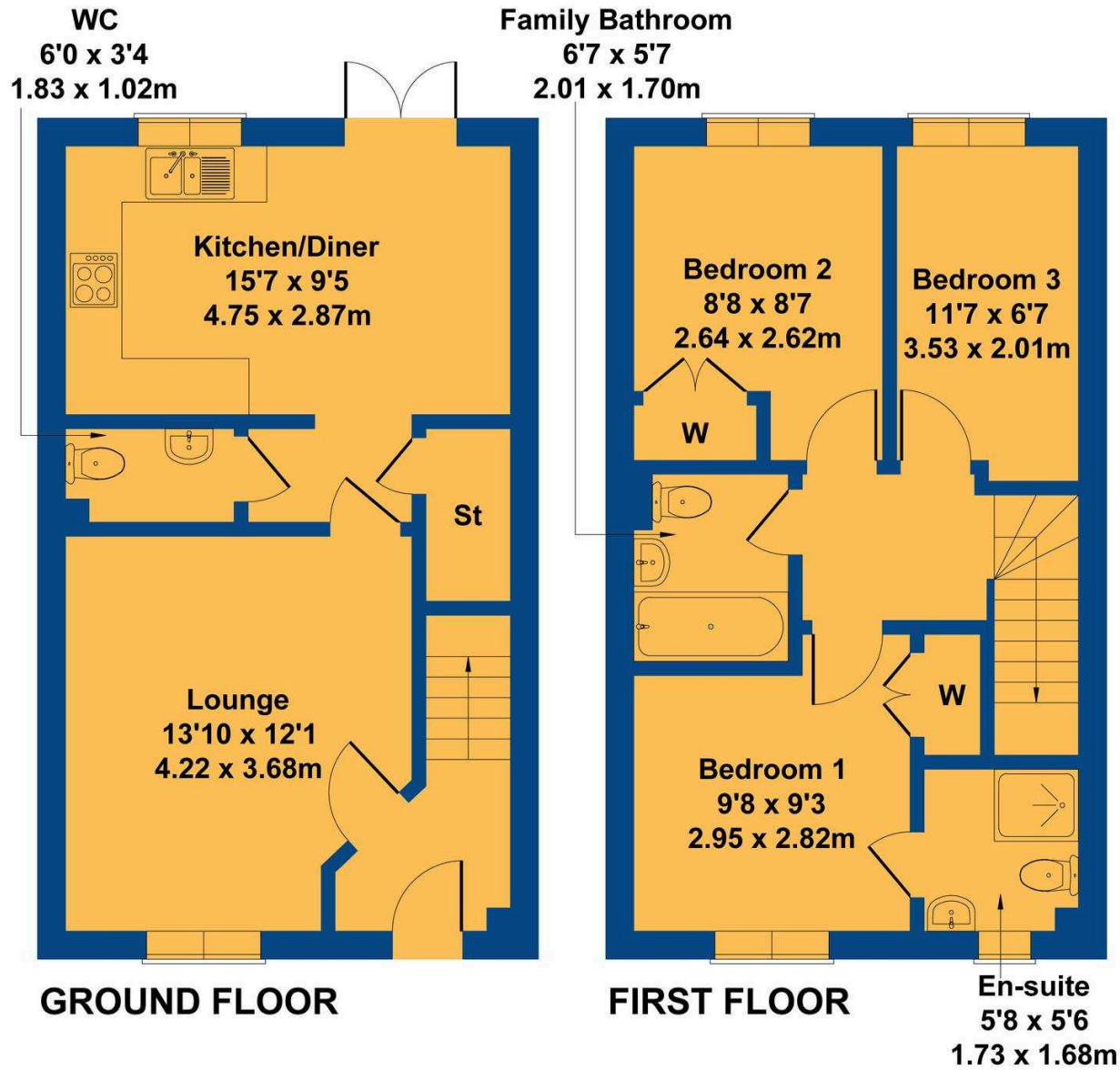


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		98
(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
861 sq ft - 80 sq m



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



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