







## 113 Ffordd Y Dociau

Barry, Barry

Modern 3 bed property with two parking spaces and enclosed rear garden situated on the Waterfront development.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- MODERN WATERFRONT LOCATED PROPERTY
- LOUNGE OPEN TO KITCHEN
- ACCOMMODATION OVER 3 FLOORS
- THREE BEDROOMS; FAMILY BATHROOM
- ENCLOSED REAR GARDEN AND TWO PARKING SPACES
- EPC B84
- CLOSE TO RAIL LINKS, SHOPS AND BEACHES
- 5 YEARS NHBC REMAINING





### Entrance Hall

Accessed via composite front door. Vinyl floor and carpeted stairs to the first floor. Radiator. Internal door to kitchen lounge.

### Kitchen open to Lounge

22' 0" x 12' 1" (6.71m x 3.68m)

With continuation of the vinyl floor. Kitchen is fitted with white modern eye level and base units with complementing work surfaces over. Integrated induction hob, oven and cooker hood plus washing machine. Space for tall fridge freezer. Concealed combi boiler and front aspect window. Open to lounge with door to WC. The lounge has two radiators and French uPVC doors to the rear garden.

### WC

5' 5" x 3' 0" (1.65m x 0.91m)

White WC with button flush and wash hand basin. Vinyl floor and radiator.

### Landing First Floor

Carpeted and with further stairs to the second floor. Doors to two bedrooms and bathroom.

### Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

White suite comprising bath with shower attachment off mixer tap, close coupled WC with button flush and pedestal wash basin. Partial tiled walls. Radiator and vinyl floor.

### Bedroom Two

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

Carpeted double bedroom with rear aspect window and radiator.

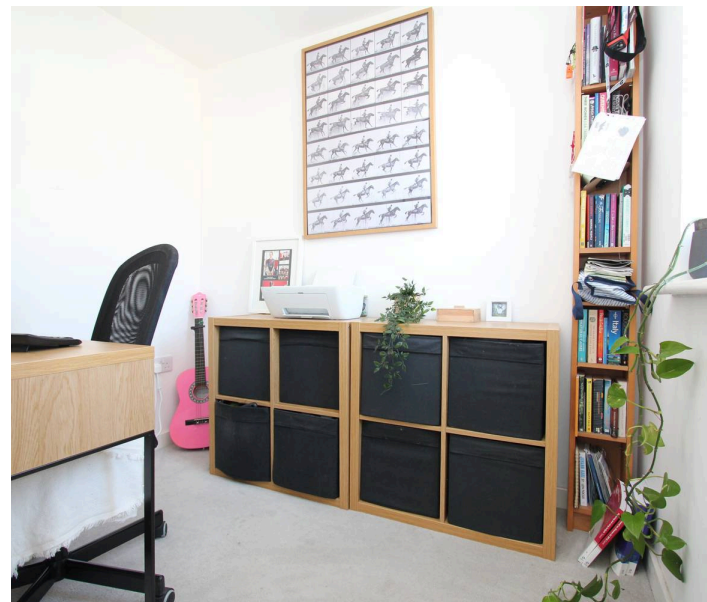
### Bedroom Three / Office

7' 8" x 5' 0" (2.34m x 1.52m)

Carpeted with two front aspect windows and radiator. Currently being used as an office.

### Second Floor Landing

Carpeted with doors to large storage cupboard and bedroom one.







### **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**

A southerly, low maintenance and fully enclosed garden with tap and shed. Gate to rear.

### **DRIVEWAY**

2 Parking Spaces

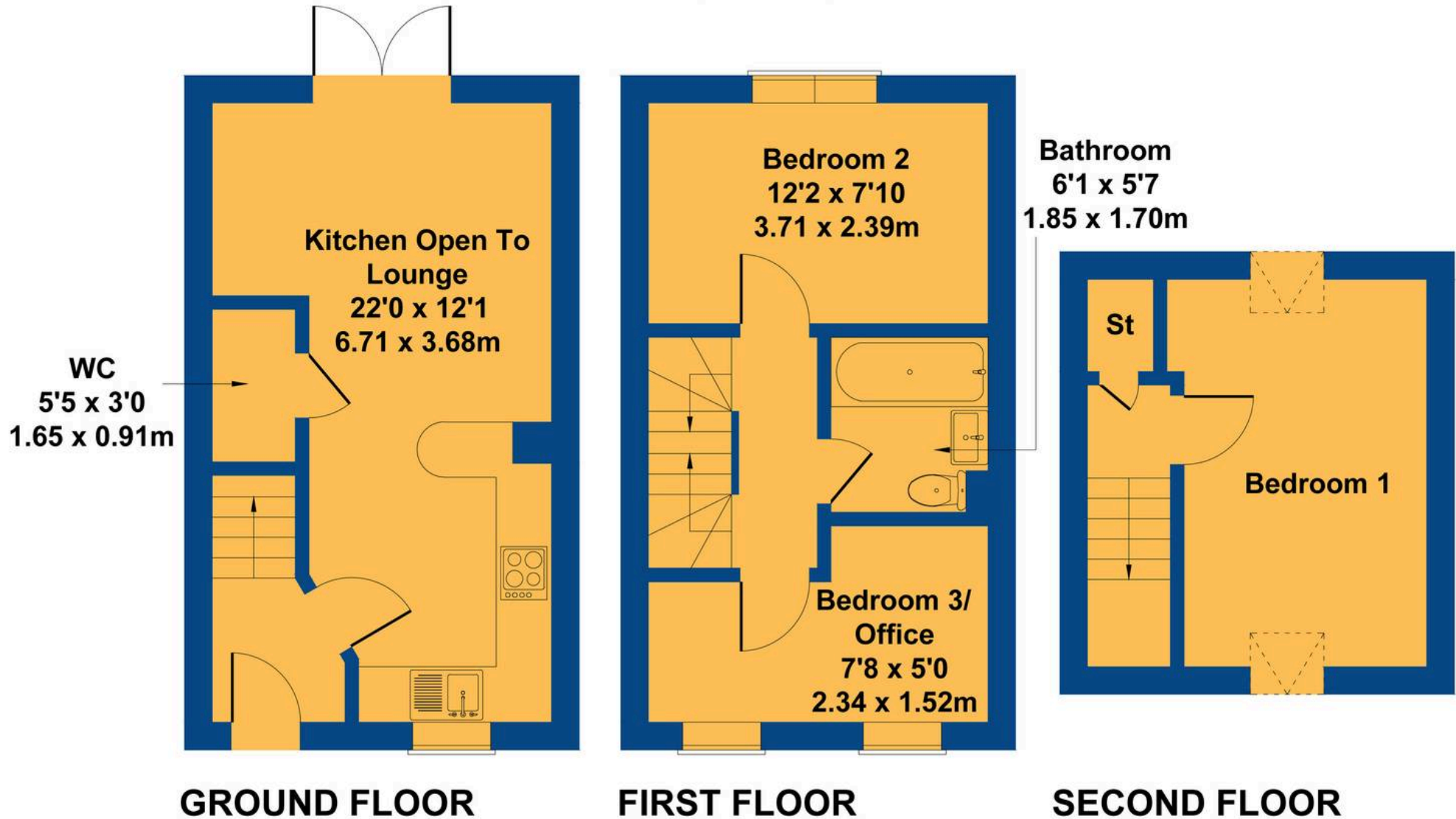
Two parking spaces (one either side of the grass)





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Approximate Gross Internal Area  
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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