







## 80 Heol Ty Draw

Barry, Barry

Beautiful family home with NHBC of 6 years remaining. Sensational water views, garage and double drive.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 YEAR OLD FAMILY HOME WITH NHBC REMAINING
- STUNNING WATER VIEWS
- SET OVER 3 FLOORS
- FOUR BEDROOMS PLUS TWO BATHROOMS
- LARGE KITCHEN BREAKFAST ROOM WITH OUTSIDE SEATING AREA AND WATER VIEWS
- LARGE GARAGE - PERFECT FOR CONVERSION!
- PARKING FOR TWO CARS
- EPC B84







### **Entrance Hall**

Accessed via composite front door. Smooth walls and ceiling. Laminate flooring and carpeted stairs lead to the first floor. Under stair recess plus radiator. Column panel doors lead to WC cloaks and kitchen breakfast room.

### **WC Cloaks**

5' 1" x 3' 0" (1.55m x 0.91m)

White WC with button flush and wash hand basin. Extractor and radiator. Tiled effect laminate floor.

### **Kitchen Breakfast Room**

17' 5" x 12' 1" (5.31m x 3.68m)

With an attractive high gloss tiled floor and French doors opening to the rear terrace which offers stunning water views. The kitchen is fitted with a range of soft closing, high gloss units with complementing work surfaces plus one and a half bowl inset sink unit. Integrated gas hob, double eye level oven, dishwasher, washing machine and fridge freezer. Space for table and chairs plus radiator.

### **First Floor Landing**

Carpeted and with further stairs to the second floor. Matching internal doors to lounge, bathroom and bedroom four / play room. Radiator. Front aspect window.

### **Lounge**

17' 5" x 12' 5" (5.31m x 3.78m)

Carpeted living space with beautiful water views and doors opening onto small terrace. Smooth walls and ceiling plus radiator.

### **Bathroom**

10' 0" x 6' 5" (3.05m x 1.96m)

White suite comprising panelled bath, WC with button flush and wash basin. Partial tiled walls. Radiator. Shaver point, extractor and tiled effect floor.

### **Bedroom Four**

10' 0" x 8' 0" (3.05m x 2.44m)

Carpeted bedroom currently used as a playroom, with front aspect window and radiator. Double opening







#### **Bedroom Four**

10' 0" x 8' 0" (3.05m x 2.44m)

Carpeted bedroom currently used as a playroom, with front aspect window and radiator. Double opening fitted wardrobes. Measurements exclude depth of wardrobes.

#### **Second Floor Landing**

Carpeted with loft hatch and matching doors to three bedrooms and airing cupboard.

#### **Bedroom One**

13' 11" x 12' 10" (4.24m x 3.91m)

Carpeted double bedroom with two front aspect windows and radiator. Fitted wardrobe. Heating controls. Door to en suite. Measurements includes deep door recess.

#### **En Suite**

6' 6" x 5' 0" (1.98m x 1.52m)

Double shower cubicle with thermostatic inset shower and fully tiled. WC with button flush and wash basin to match. Partial tiled walls. Radiator. Extractor and shaver point. Tiled effect floor.

#### **Bedroom Two**

10' 2" x 9' 8" (3.10m x 2.95m)

Carpeted double bedroom with radiator. Fitted wardrobes. Window and doors to Juliet style balcony with water views.

#### **Bedroom Three**

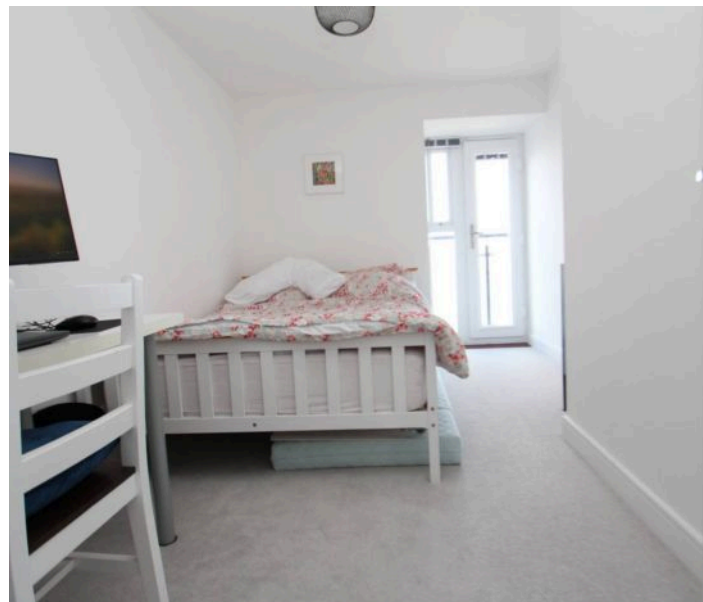
11' 11" x 8' 7" (3.63m x 2.62m)

Carpeted double bedroom with radiator. Window and door leading to Juliet style balcony with water views.

#### **Double garage**

#### **Driveway & EV charging**

Maintenance Charge is Payable. Current seller pays £11.84 per month



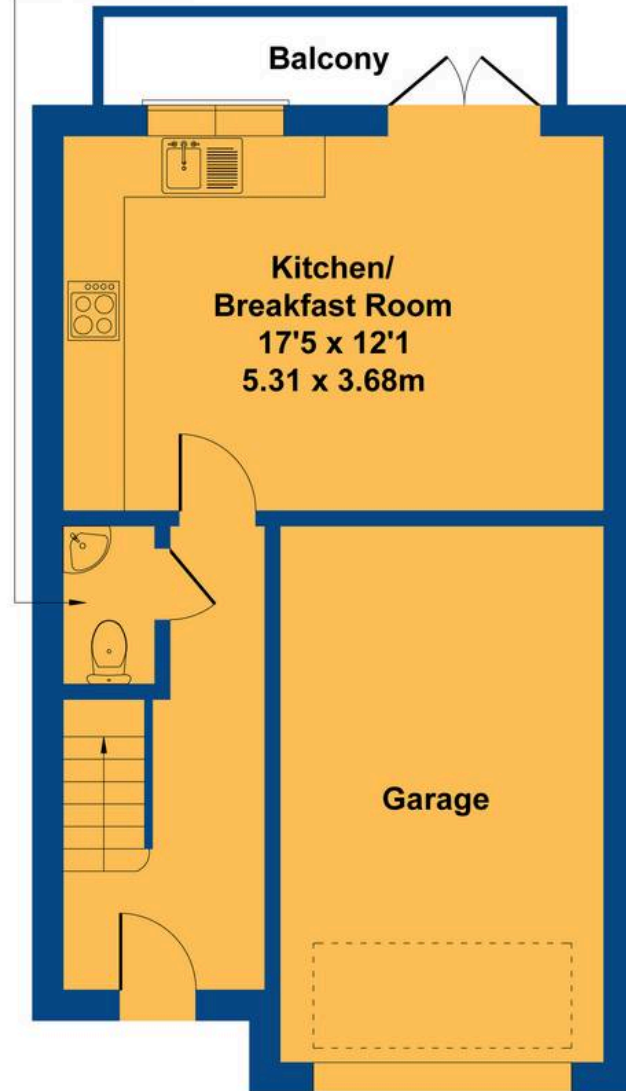




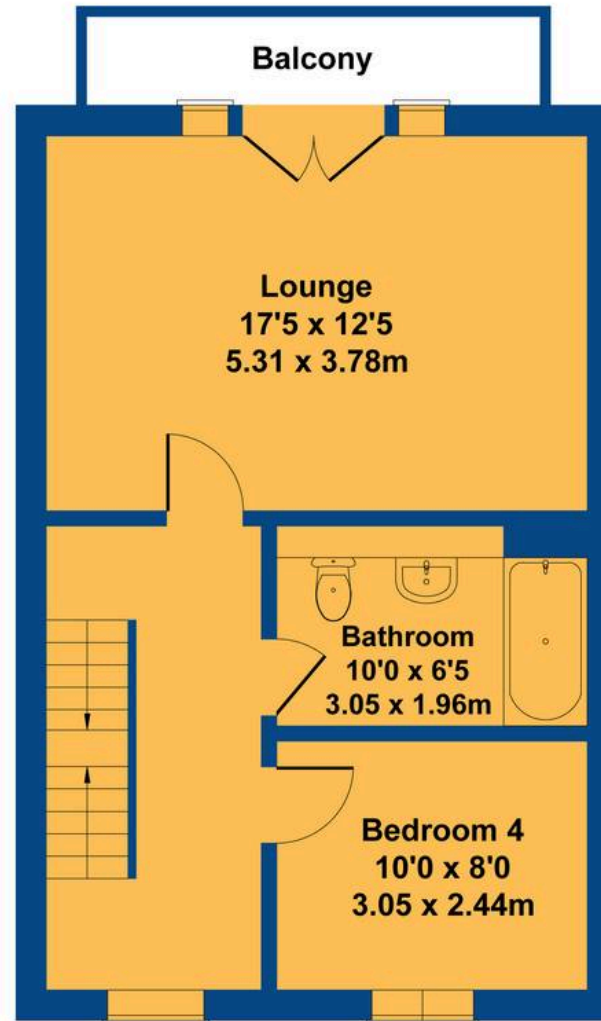
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Approximate Gross Internal Area  
1464 sq ft - 136 sq m

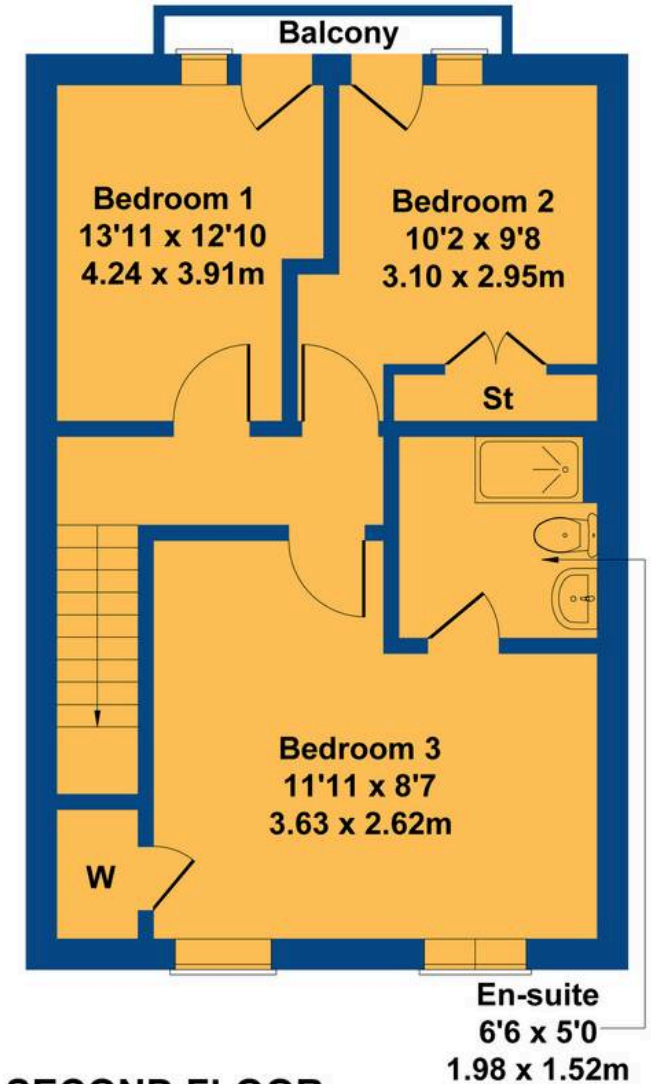
WC/Cloaks  
5'1 x 3'0  
1.55 x 0.91m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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