

10 Clos Tear

Barry, Barry

Stunning three bedroom end-of-terrace home located on the ever popular waterfront development. Open plan kitchen/diner, enclosed garden, two allocated parking spaces, EPC B84. Close to Barry Island, Goodsheds, amenities and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 BEDROOM END-OF-TERRACE LOCATED ON THE POPULAR WATERFRONT DEVELOPMENT
- OPEN PLAN KITCHEN/DINER PERFECT FOR ENTERTAINING
- DOWNSTAIRS WC, FIRST FLOOR FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- FULLY ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES PLUS AN EV CHARGER
- EPC B84
- CLOSE TO BARRY ISLAND AND GOODSHEDS
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





Hallway

Entrance into the hallway via a composite front door with opaque glazing. The hallway has vinyl tile effect flooring, smooth walls and a smooth ceiling. A carpeted staircase leads to the first floor and a door leads through into the lounge. Radiator.

Lounge

13' 10" x 12' 2" (4.22m x 3.71m)

The lounge is carpeted with smooth walls and a smooth ceiling. A front aspect window, a radiator and a door leading through into the inner hallway.

Inner Hallway

Tiled flooring, smooth walls and a smooth ceiling. A door leading to the downstairs WC, a door leading to an understairs storage cupboard. Open to the kitchen/diner.

Downstairs WC

6' 1" x 3' 4" (1.85m 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 overtop. A tiled splashback and a radiator.



Kitchen/Diner

15' 4" x 9' 5" (4.67m x 2.87m)

Tiled flooring, smooth walls and a smooth ceiling. Double opening French doors lead out onto the patio. The kitchen has a range of modern high gloss eye and base level units with complementing worktops. A stainless steel one and a half bowled sink inset with a mixer tap overtop. A subway tiled splashback. Integrated appliances include a single oven, four ring gas hob and extractor hood. Space for a freestanding fridge/freezer and space/plumbing for a washing machine. The dining area has ample space for a dining table and chairs. Radiator.

Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. Doors leading off to three bedrooms and a family bathroom. Loft access



Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. Doors leading off to three bedrooms and a family bathroom. Loft access and a radiator.

Bedroom One

9' 10" x 9' 5" (3.00m x 2.87m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window, a radiator and a fitted double wardrobe. A door leads through into the en-suite shower room.

En-suite Shower Room

5' 9" x 5' 6" (1.75m x 1.68m)

Tiled flooring, half height wall tiling (full height within the shower cubicle), the remaining walls are smooth with 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 walk-in shower cubicle with a stainless steel electric shower and a glass folding shower screen. A front aspect opaque window and a radiator.

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.

Bedroom Three

11' 8" x 6' 8" (3.56m x 2.03m)

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)

Tiled flooring, half height wall tiling (full height within the bath), the rest of the walls are smooth with 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 bath with a stainless steel mixer tap/rinser and a glass shower screen. Radiator.

Service Charge

A service charge of £145 per annum is payable to Remus Management.





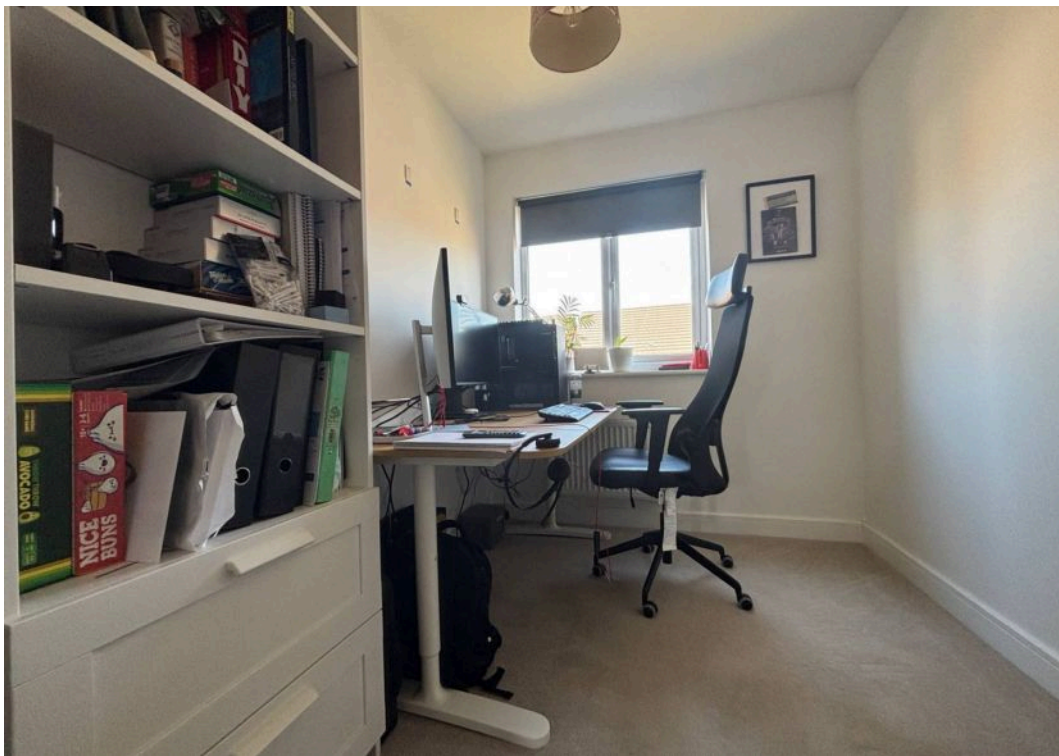
REAR GARDEN

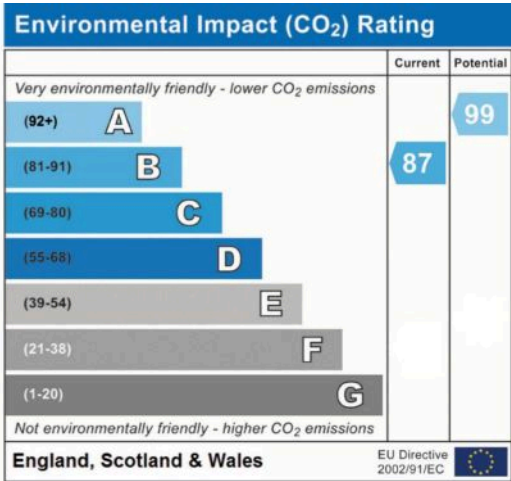
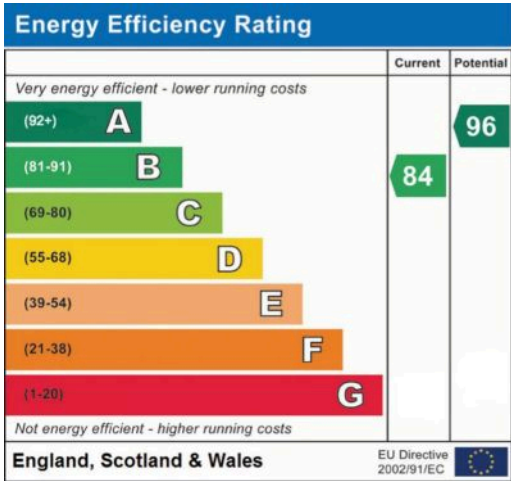
Step out of the French doors from the kitchen/diner onto a well appointed patio area, perfect for al-fresco dining or relaxing in the sun. The garden is largely laid to lawn with some well established shrubbery and potted plants. The garden is fully enclosed by well maintained timber fencing. There is also a handy gate allowing access to the front of the property.

ALLOCATED PARKING

2 Parking Spaces

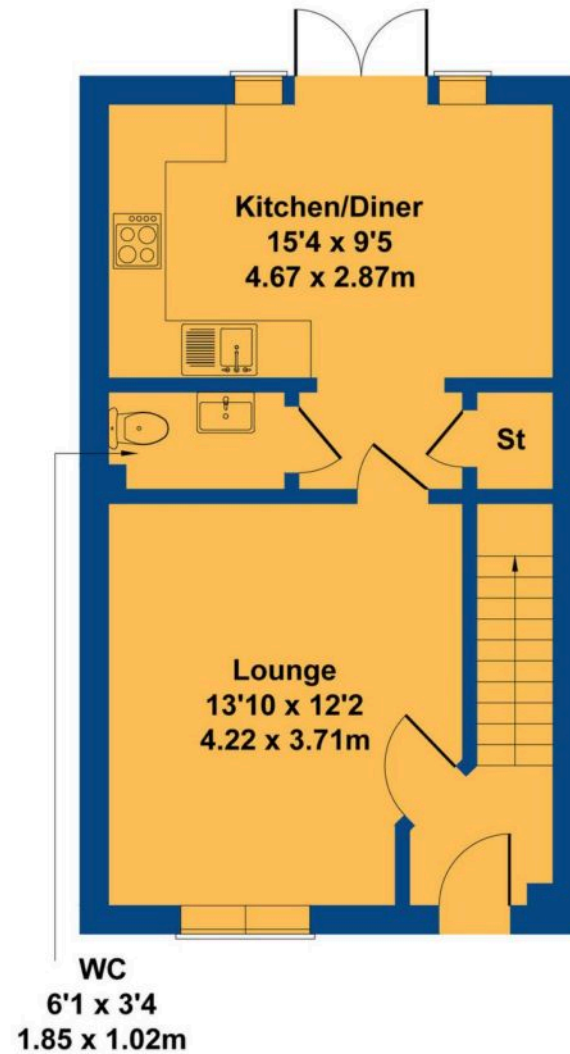




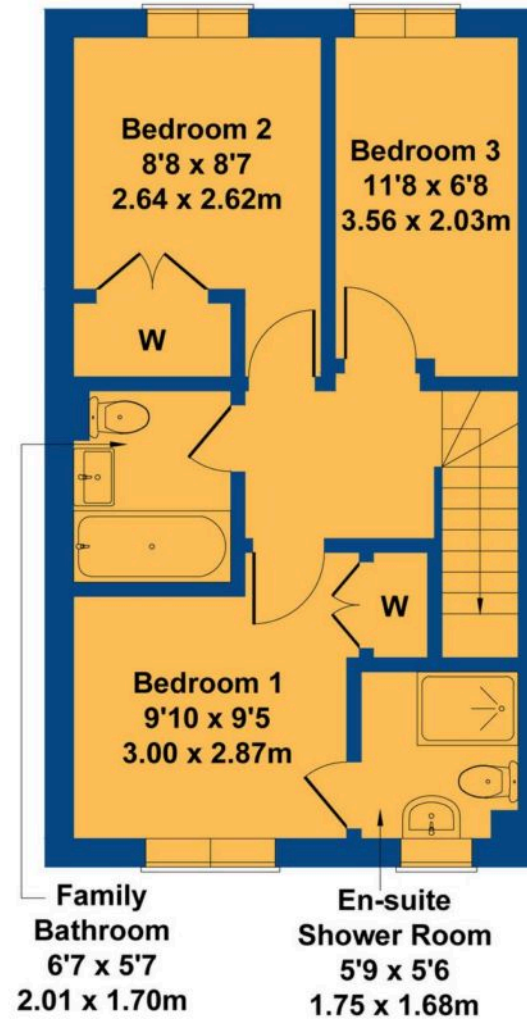


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Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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