





26 Clos Mancheldowne

Barry, Barry

Well presented two bedroom end-of-terrace property located on Barry Waterfront with a modern kitchen, spacious lounge, enclosed garden, two allocated parking spaces and move-in ready decor. Ideal for first time buyers and investors alike!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- POPULAR BARRY WATERFRONT LOCATION
- TWO BEDROOM END-OF-TERRACE PROPERTY
- WELL PRESENTED THROUGHOUT
- COMBI-BOILER FITTED IN 2022
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- FULLY ENCLOSED LOW-MAINTENANCE REAR GARDEN
- TWO CLEARLY LABELLED ALLOCATED PARKING SPACES LOCATED DIRECTLY TO THE SIDE OF THE PROPERTY
- EPC TBC





Lounge

13' 3" x 10' 11" (4.05m x 3.34m)

Entrance into the property via a uPVC front door with opaque glazing. The lounge has wood effect flooring, smooth walls and a smooth coved ceiling. There is a carpeted staircase leading up to the first floor, a radiator and a front aspect window. There is a door giving access to a cupboard under the stairs and a door leading through into the kitchen/diner. Please note measurements have been taken up to the staircase only.

Kitchen/Diner

13' 8" x 8' 1" (4.16m x 2.46m)

The kitchen/diner has tiled flooring, smooth walls with a feature papered wall and a smooth coved ceiling. The kitchen comprises a good range of modern white gloss eye and base level units with complementing wood effect work tops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop and a tiled splash back. Integrated appliances include a single oven and a four ring gas hob. There is space and plumbing for a washing machine and space for a free-standing fridge/freezer. There is also a cupboard concealing a combi-boiler (fitted in 2022). To the dining area, there is ample space for a dining table and chairs and a radiator. There is also double opening French doors giving access to the rear garden and a rear aspect window.



Landing

A carpeted staircase gives access to a carpeted landing. The landing has smooth walls and a smooth ceiling. Loft access and doors giving access to two bedrooms and a family bathroom.



Bedroom One

11' 5" x 10' 6" (3.49m x 3.20m)

Bedroom one is carpeted with smooth walls and a smooth coved ceiling. There is a front aspect window, a radiator and a built-in storage cupboard.

Bedroom Two

10' 0" x 8' 0" (3.05m x 2.43m)

Bedroom two is carpeted with smooth walls and a smooth coved ceiling. There is a rear aspect window and a radiator.

Family Bathroom

6' 8" x 5' 6" (2.04m x 1.67m)

The bathroom has tiled flooring, smooth walls and a smooth ceiling. There is a three piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap overtop and a bath with a stainless steel electric shower inset. There is full-height tiling within the bath and a matching tiled splash back behind the sink. There is also a rear aspect opaque window, an extractor fan and a shaver point.





FRONT GARDEN

The front garden is filled with well established trees and shrubbery creating a pleasant approach to the property. A paved pathway leads to the front door.

REAR GARDEN

Step out of the double opening French doors from the kitchen/diner onto an initial patio area. There is an area of artificial lawn and a flower bed filled with well-established shrubbery. Steps ascend to an area of decking to the rear which is perfect for outdoor furniture and alfresco dining. The garden is fully enclosed by wooden fencing.

ALLOCATED PARKING

2 Parking Spaces

The property benefits from two clearly labelled allocated parking spaces located directly to the side of the property as shown.









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