



## Cwrt Edward, ##Invalid offers in excess of £185,000

- Council Tax Band - C
- CLOSE PROXIMITY TO THE GOODSHEDS, BEACHES, PUBLIC TRANSPORT ROUTES, EASY ACCESS TO LINK ROADS LEADING TO M4 CORRIDOR
- 2 DOUBLE BEDROOMS
- NO ONGOING CHAIN - ALLOCATED PARKING
- OPEN PLAN LIVING / DINING ROOM



 2  1  1



## About the property

Close to local amenities; The Goodsheds development, Barry Island, parks, shops, supermarkets, popular school catchment, train station, bus routes, easy access to link roads leading to M4 corridor. \*Old Water Front Location\*  
Call 01446 733224\*

## Accommodation

### Entrance Hallway

Enter via glazed door, fitted carpet, power points, radiator, arch way to Kitchen, door to Living/ Dining Room:-

### Living/ Dining Room

16' 10" max x 11' 10" ( 5.13m max x 3.61m )

T.V. point, power points, radiator, fitted carpet, doors leading to rear garden, stairs to first floor.

### Kitchen

7' 9" x 7' 9" ( 2.36m x 2.36m )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and over head cooker hood, space for utilities, power points, window to front aspect.



### **Landing**

Fitted carpet, loft hatch, doors leading to Bedrooms and Family Bathroom.

### **Bedroom One**

11' 11" Max x 11' 10" Max ( 3.63m Max x 3.61m Max )

Fitted wardrobes, fitted carpet, power points, radiator, window to rear.

### **Bedroom Two**

13' max x 6' 10" ( 3.96m max x 2.08m )

Fitted cupboard, fitted carpet, power points, radiator, window to front.

### **Bathroom**

W.C., wash hand basin, bath with over head shower, splash back tiled walls, tiled flooring, window to rear.

### **Allocated Parking**

1 Allocated Parking Space.

### **Rear Garden**

Decking, partially laid to lawn, enclosed with fencing.

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## Floorplan



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