



## Clos Y Rheilffordd, £160,000

- WATER FRONT DEVELOPMENT - ALLOCATED PARKING SPACE
- UPGRADES THROUGHOUT
- EN SUITE & FAMILY BATHROOM
- Council Tax - Band C
- TOP FLOOR - 2 DOUBLE BEDROOMS
- EPC Rating: B



 2  2  1



## About the property

TOP FLOOR - LEASEHOLD - 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. \*Water Front Location\* Call 01446 733224\*

## Accommodation

### Entrance Hall

Wall mounted telecom, radiator, fitted cupboard, vinyl flooring, power points.

### Living/ Kitchen Area

18' 6" x 10' 2" ( 5.64m x 3.10m )

Matching wall and base units with complimentary worktops over, inset sink and drainer with mixer tap, electric hob with overhead cooker hood, integral fridge/freezer, integral washer/dryer, tiled areas, cupboard housing boiler, window to side and French doors to front.

### Bedroom One

12' 8" x 10' 2" ( 3.86m x 3.10m )

Fitted carpeted flooring, power points, radiator, window to side.



### **Ensuite Shower Room**

W.C., wash hand basin, shower cubicle, tiled areas, radiator.

### **Bedroom Two**

9' 3" x 8' 4" ( 2.82m x 2.54m )

Fitted carpeted flooring, power points, radiator, window to side.

### **Bathroom**

W.C., wash hand basin, bath, tiled areas, window to side.

### **Allocated Parking Space**

Allocated parking space.

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## Floorplan



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