



Clos Tear, £200,000

- Council Tax Band C
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- SPACIOUS REAR GAREN
- WATER FRONT
- EPC Rating: B



 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. *Water Front Location* Call 01446 733224*

Accommodation

Hallway

Composite door, power points, radiator, fitted storage cupboard, tiled flooring, opening to Kitchen, door to Cloakroom, door to Living Room, stairs to 1st floor.

Cloakroom

W.C., wash hand basin, tiled areas, radiator, window to front.

Living/ Dining Room

13' 2" x 12' 7" (4.01m x 3.84m)

T.V. point, power points, radiator, carpet, fitted cupboard, door to Rear Garden.

Kitchen

10' 2" x 6' 1" (3.10m x 1.85m)

Matching wall and base units, complimentary worktops, inset sink with drainer and mixer tap, gas hob, oven and cooker



hood, space for washing machine, power points, window to front.

Landing

Fitted carpet, power points, radiator, loft hatch, doors to Bedrooms and Bathroom.

Bedroom One

11' 2" plus fitted wardrobes x 8' 6" max (3.40m plus fitted wardrobes x 2.59m max)

Fitted double wardrobe, fitted cupboard over the stairs, carpeted flooring, power points, radiator, two windows to front aspect.

Bedroom Two

13' 1" x 7' 2" (3.99m x 2.18m)

Carpeted flooring, power points, radiator, and window to rear.

Family Bathroom

W.C., wash hand basin, bath with overhead shower, splash back tiled areas, radiator, and extractor fan.

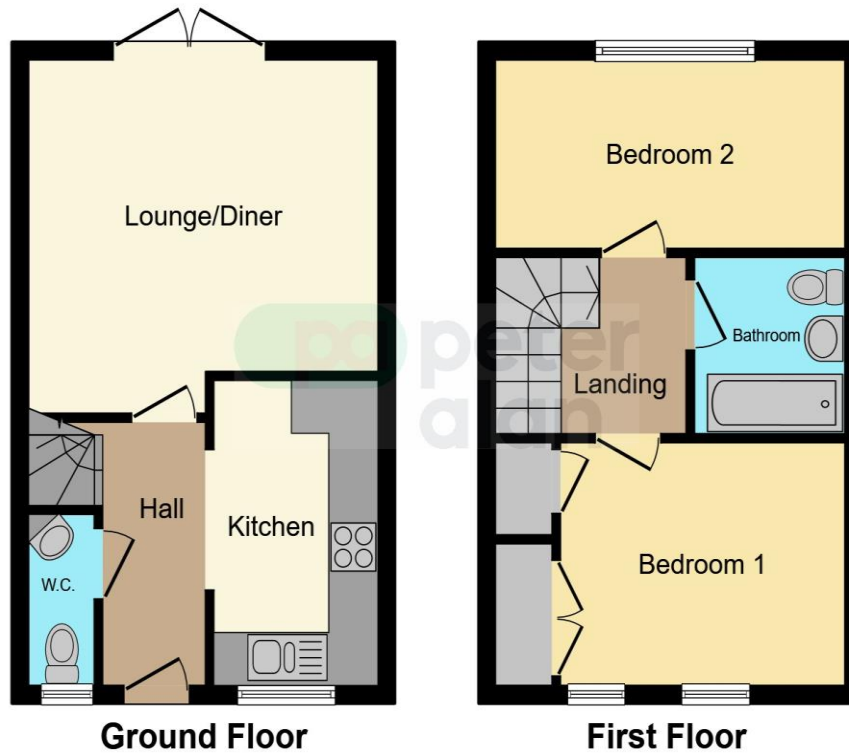
Parking

Parking to the front.

Rear

Patio area, laid to lawn, fencing.

Floorplan



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