



## Clos Mancheldowne, £225,000

- 2 DOUBLE BEDROOMS - 2 PARKING SPACES TO FRONT
- CLOSE TO BEACHES, THE GOODSHEDS, TRAIN STATION SUPERMARKETS
- 2 RECEPTION ROOMS - SPACE FOR HOME OFFICE
- Council Tax Band - C - NO CHAIN
- WATER FRONT - QUIET CUL DE SAC
- EPC Rating: D





## About the property

2 DOUBLE BEDROOMS - CLOSE TO BEACHES, THE GOODSHEDS, TRAIN STATION SUPERMARKETS - 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.

## Accommodation

### Entrance Hall

Composite door and laminate floor both \*RENEWED IN 2018\*,

### Living Room

13' 11" Max x 13' 3" Max ( 4.24m Max x 4.04m Max )

T.V. point, power points, radiator, laminate flooring  
\*FLOORING RENEWED IN 2019\*, double glazed UPVC window to front \*RENEWED IN 2018\*

### Kitchen/ Diner

13' 10" x 8' 2" ( 4.22m x 2.49m )

Matching wall and base units with complimentary work tops, electric hob and oven, cooker hood, space for utilities, tiled areas, sink with drainer and mixer tap, window to rear, door to conservatory. \*RENOVATED IN 2018\*.



### **Conservatory**

8' 4" x 7' ( 2.54m x 2.13m )

French doors from Kitchen, power points, UPVC door to rear garden.

### **Landing**

Fitted carpet, power points, loft hatch.

### **Bedroom One**

13' 10" Max x 11' 5" ( 4.22m Max x 3.48m )

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

### **Bedroom Two**

10' Max x 8' Max ( 3.05m Max x 2.44m Max )

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

### **Shower Room**

W.C, wash hand basin, double shower, splash back tiled areas, panelled walls, window to rear.

### **To The Front**

Two parking spaces.

### **To The Rear**

Patio, complimentary pebbled areas, decking, outside tap.

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## Floorplan



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