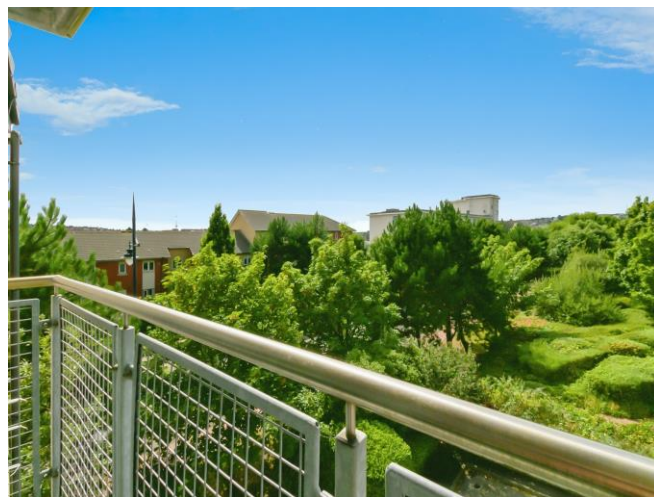




## Ty Levant Rhodfa'r

£137,500

- Council Tax Band - D
- 2 ALLOCATED PARKING SPACES
- WATERFRONT LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BARRY DOCKS TRAIN STATION
- EPC Rating: B



 2  1  1



## About the property

2 DOUBLE BEDROOMS - BALCONY - NEWLY RENOVATED KITCHEN - WATERFRONT LOCATION - 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

Carpet, intercom.

### Open-Plan Lounge/Kitchen

22' 4" Max x 10' 7" Max ( 6.81m Max x 3.23m Max )

Newly renovated kitchen with breakfast bar and Bosch appliances. Washing machine and fridge freezer to remain. Balcony to side, Juliette balcony to rear with acoustic secondary glazing.

### Bedroom One

13' 3" Max x 9' 5" Max ( 4.04m Max x 2.87m Max )

Carpet, window with acoustic secondary glazing.

### En-Suite

Shower cubicle, w.c, sink.



## Bedroom Two

9' 8" Max x 7' 6" Max ( 2.95m Max x 2.29m Max )

Carpet, window with acoustic secondary glazing.

## Bathroom

Fitted bath, w.c, sink.

## Parking

2 allocated parking spaces.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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