



## Plot 54 Ffordd Darwin, £349,995

- **\*\*All furniture is included.\*\***
- 5% Deposit Scheme For Key Workers
- WATER FRONT - HARBOURSIDE @ THE QUAYS
- Council Tax Band - E
- NHBC WARRANTY
- EPC Rating: B



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## About the property

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Harbourside @ the Quays, Barry, CF63 4RS - NEW HOME - BARRATTS DEVELOPER. Close to; The Goodsheds development, Barry Island beaches, supermarkets, train station, link roads leading to M4, parks and schools.

## Accommodation

### Entrance Hall

### Cloakroom

### Kitchen/Living Room

20' max x 12' 9" max ( 6.10m max x 3.89m max )

### Bedroom 4/ Study

9' 2" x 6' 1" ( 2.79m x 1.85m )

### 1st Floor Landing

### Bedroom One

12' 10" x 10' 1" max ( 3.91m x 3.07m max )

### En Suite

### Bedroom Two / Living Room





12' 10" x 11' 5" max ( 3.91m x 3.48m max )

## 2nd Floor Landing

### Bedroom Three

12' 10" x 12' 10" max ( 3.91m x 3.91m max )

### Bedroom Four

12' 10" x 11' 5" max ( 3.91m x 3.48m max )

### Bathroom

### Outside

### Enclosed Rear Garden

### Parking To The Front

### Service Charge

To confirm the service charge for the development is £164.84 per annum.

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## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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