



Heol Ty Draw, offers in excess of £220,000

- NO CHAIN
- PHASE 2 WATERFRONT
- CLOSE TO BEACHES, PUBLIC TRANSPORT AND GOODSHEDS DEVELOPMENT
- COUNCIL TAX BAND - C
- INTERGRATED KITCHEN APPLIANCES
- ALLOCATED PARKING
- EPC Rating: B



 2  1  1



About the property

* NO ONWARD CHAIN * -WATERFRONT DEVELOPMENT -

This beautifully presented 2-bedroom house is an ideal first time buy for those looking to step onto the property ladder. The property boasts two double bedrooms, offering ample space for a growing family or professionals seeking a home office. The inside of the property has been maintained to a high standard and has many handy features such as a downstairs W/C along with the family bathroom located on the first floor. The kitchen is also modern with integrated appliances and provides ample countertop and storage space for all your cooking/baking needs. Offering off road parking to the front of the property.

Close proximity to The Goodsheds, Asda & Ysgol Sant Baruc. Further to this, it's close to Barry Island, local parks, train station, bus routes and easy access to link roads leading to M4 corridor.



Accommodation

Entrance Porch

Carpeted flooring, radiator.

Lounge

13' 1" max x 12' 3" max (3.99m max x 3.73m max)

Storage cupboard, carpeted flooring, patio doors leading on to garden.

Kitchen

10' max x 6' 1" max (3.05m max x 1.85m max)
Integrated appliances, vinyl flooring, boiler concealed within a cupboard.

Bedroom One

10' 10" plus wardrobe x 8' 5" max (3.30m plus wardrobe x 2.57m max)
Carpeted flooring, two windows, built-in wardrobes.

Bedroom Two

13' 1" x 6' 10" (3.99m x 2.08m)
Carpeted flooring, one window.

Bathroom

Shower and bath, tiled wall.

Outside

Front Garden

Patio.

Rear Garden

Patio, artificial grass, gate at rear for access.

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Floorplan



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