



## Ffordd Wallace, £400,000

- BARRATTS DEVELOPER - NHBC WARRANTY
- NO CHAIN - DIRECT WATER VIEWS
- Harbourside @ the Quays, Barry, CF63 4JE
- Council Tax Band - E
- INTEGRAL GARAGE & DRIVEWAY
- EPC Rating: B



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## About the property

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

## Accommodation

### Hallway

### Cloakroom

### Utility

6' 4" x 5' 9" ( 1.93m x 1.75m )

Space for utilities, power points, radiator, double glazed window to rear.

### Study/ Snug

10' 11" x 9' 8" ( 3.33m x 2.95m )

### First Floor

### Lounge / Dining Room

25' x 20' 11" ( 7.62m x 6.38m )



## Bedroom Four

9' 9" x 6' 4" ( 2.97m x 1.93m )

## Second Floor

## Bedroom One

10' 8" x 9' 9" ( 3.25m x 2.97m )

Carpeted flooring, double glazed window to rear.

## Ensuite Shower Room

10' 6" x 2' 11" ( 3.20m x 0.89m )

W.C., wash hand basin, shower, tiled, radiator, extractor fan, vinyl flooring.

## Bedroom Two

10' x 7' 1" ( 3.05m x 2.16m )

## Bedroom Three

11' 8" x 10' 6" ( 3.56m x 3.20m )

## Bathroom

9' 9" x 6' 4" ( 2.97m x 1.93m )

Shower, bath, tiled, radiator, vinyl flooring, double glazed window to rear.

## Integral Garage

## Allocated Parking

To front

## Enclosed Garden

To front



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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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