



131 Ffordd Y Dociau, Barry

Barry

Guide Price £215,000



## 131 Ffordd Y Dociau

Barry

Well-presented 2-bed terraced house with modern kitchen, spacious lounge, private garden, allocated parking, close to schools, shops, transport, and Barry Island. Ideal for first-time buyers.

Council Tax band: C

Tenure: Freehold

- IDEAL FIRST TIME BUY
- GREAT FOR INVESTORS/BUY TO LET
- TWO BEDROOMS
- ENCLOSED GARDEN
- ALLOCATED PARKING SPACE
- GOOD SCHOOL CATCHMENT AREA
- CLOSE TO BARRY ISLAND SEASIDE RESORT
- CLOSE TO LOCAL AMENITIES





### **Entrance.**

Enter through a composite door with glazed panels. Radiator. Staircase rising to first floor. Panelled door into :-

### **Open planned living room/kitchen**

11' 9" x 22' 3" (3.58m x 6.78m)

Wood effect flooring. An open planned living room/kitchen. A range of base and eye level units with complementing work surfaces and matching breakfast bar. Inset one and a half bowl sink with mixer tap over. built in oven and four ring gas burner hob with stainless steel cooker hood over. Spaces for washing machine and fridge/freezer. Window to front elevation. Wall mounted cupboard housing boiler. The lounge area has a continuation of flooring and neutral décor. Radiator. Double glazed French doors opening out to the rear garden. Further door into :-

### **Cloakroom**

2' 9" x 5' 4" (0.84m x 1.63m)

Vinyl wood effect flooring. Radiator. Close coupled WC and a wall mounted wash hand basin. Tiling to splashback.

### **Landing**

Fitted carpet. Spindled balustrade. Flat plastered ceiling with loft access. Doors into :-

### **Bathroom**

5' 6" x 6' 1" (1.68m x 1.85m)

Vinyl flooring. A three piece suite in white comprising of a close coupled WC, pedestal wash hand basin and a panelled bath with shower head mixer tap with shower rail and shower curtain. Wall munted mirrored cabinet. Partially tiled walls.

### **Bedroom One**

7' 8" x 12' 0" (2.34m x 3.66m)

Fitted carpet, Radiator. Neutral décor. Window to rear.

### **Bedroom Two**

7' 7" x 12' 0" (2.31m x 3.66m)

Fitted carpet, radiator. neutral décor. Two windows to front



## **GARDEN**

Enclosed rear garden. The garden will be turfed before completion. Pathway leading to gate giving rear access. Garden shed to remain.

## **OFF STREET**

1 Parking Space

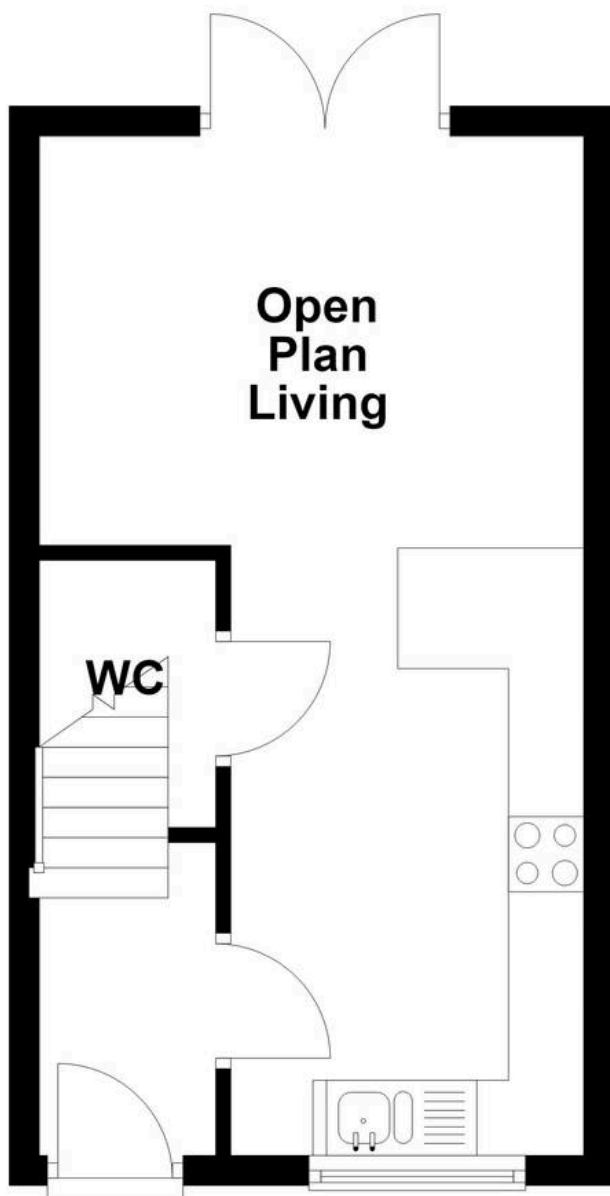
Allocated parking space to the front of the property.





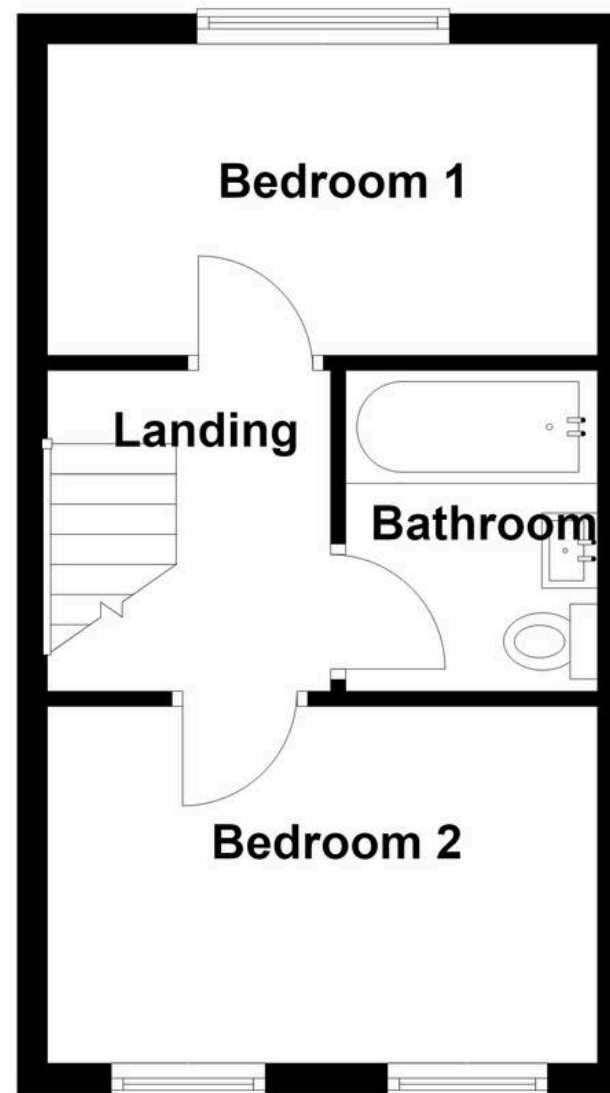
## Ground Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



## First Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



Total area: approx. 49.9 sq. metres (536.8 sq. feet)



## Daniel Matthew Estate Agents Barry

14 High Street Barry, Vale of Glamorgan - CF62 7EA

01446502806

[barry@danielmatthew.co.uk](mailto:barry@danielmatthew.co.uk)

[www.danielmatthew.co.uk/](http://www.danielmatthew.co.uk/)

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