

7 Clos Y Rheilffordd, Barry

£360,000 Freehold

BARRATT TOWNHOUSE - THREE STOREY LIVING • NO ONWARD CHAIN • LARGE OPEN PLAN KITCHEN/DINER, PERFECT FOR ENTERTAINING • SPACIOUS LOUNGE WITH A JULIET BALCONY • FOUR SPACIOUS BEDROOMS • GF SHOWER ROOM, FF WC AND SF FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER • TWO ALLOCATED PARKING SPACES LOCATED DIRECTLY OUTSIDE THE PROPERTY PLUS AN INTEGRAL GARAGE • FULLY ENCLOSED, WELL MAINTAINED REAR GARDEN • EPC B86 • CLOSE TO LOCAL AMENITIES, ATTRACTIONS AND BEACHES





This spectacular four bedroom semi-detached Barratt townhouse boasts three storeys of luxurious living space. Immaculately presented throughout, the property features a large open plan kitchen/diner, ideal for hosting gatherings and creating unforgettable memories. The spacious lounge, complete with a Juliet balcony, offers a cosy retreat for relaxation. The property also comprises four generous bedrooms, a ground floor shower room, first floor WC, second floor family bathroom, as well as an en-suite to the master bedroom. Parking is made convenient with two allocated spaces directly outside the property in addition to an integral garage. The property boasts an Energy Performance Certificate rating of B86, ensuring energy efficiency.

Step outside into the enchanting rear garden, a private oasis perfect for unwinding after a busy day. Initially you are greeted by a well-appointed patio area, ideal for al fresco dining or enjoying a morning coffee. The garden, mainly laid to lawn and bordered by slate chippings, is adorned with beautifully established trees and shrubbery, offering tranquillity and privacy. Fully enclosed by well-maintained timber fencing, the garden provides a safe place for children and pets to play. For added convenience, a gate allows easy access to the front of the property, completing this stunning outdoor space.

Close proximity to local amenities, attractions and beaches makes this property a truly desirable home for those seeking both comfort and convenience.



Council Tax band: G

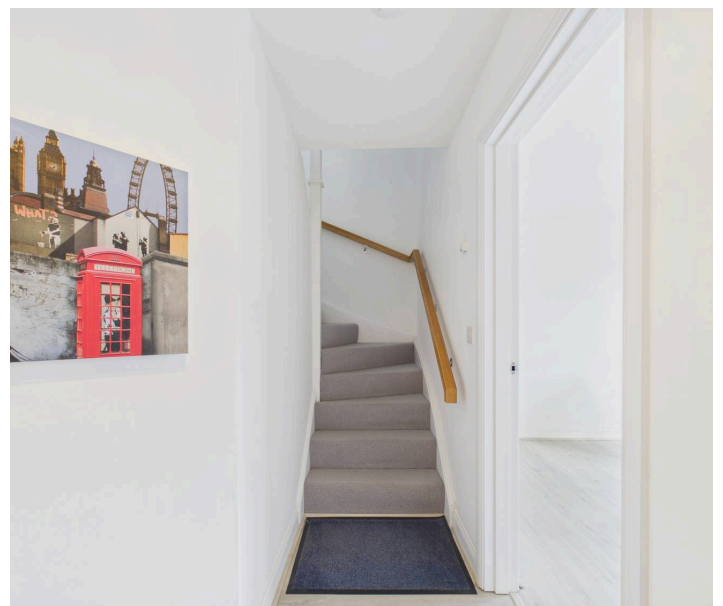
Tenure: Freehold

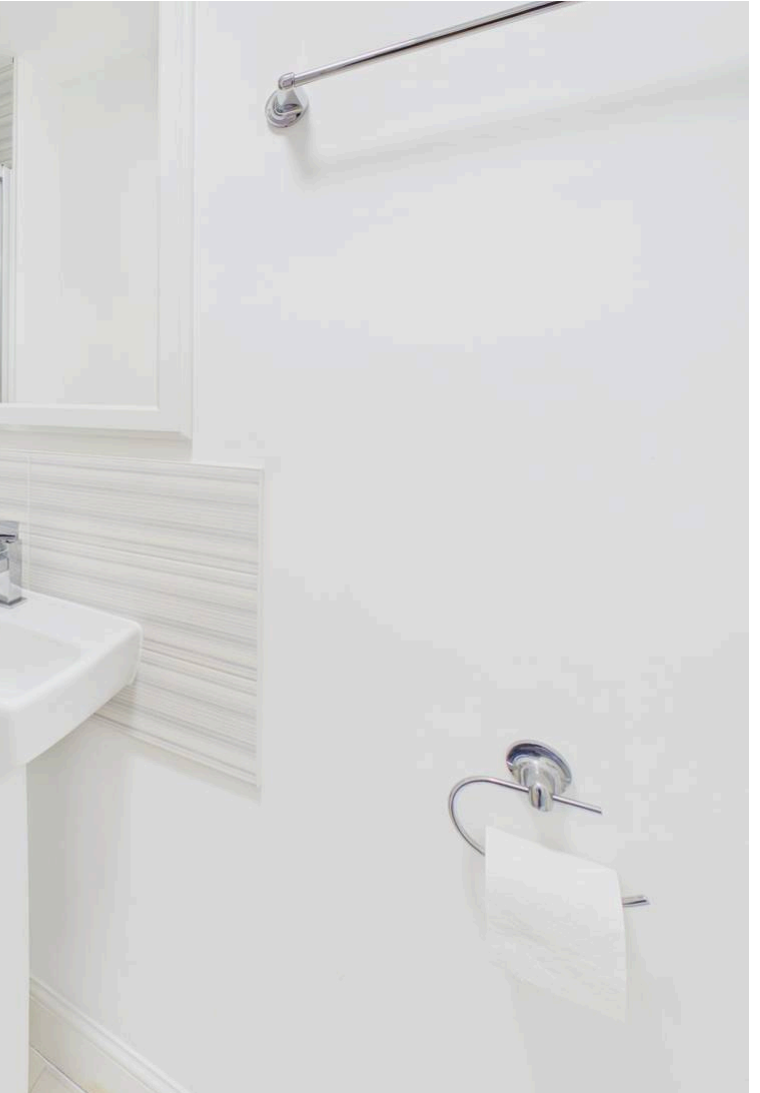
EPC Energy Efficiency Rating: B

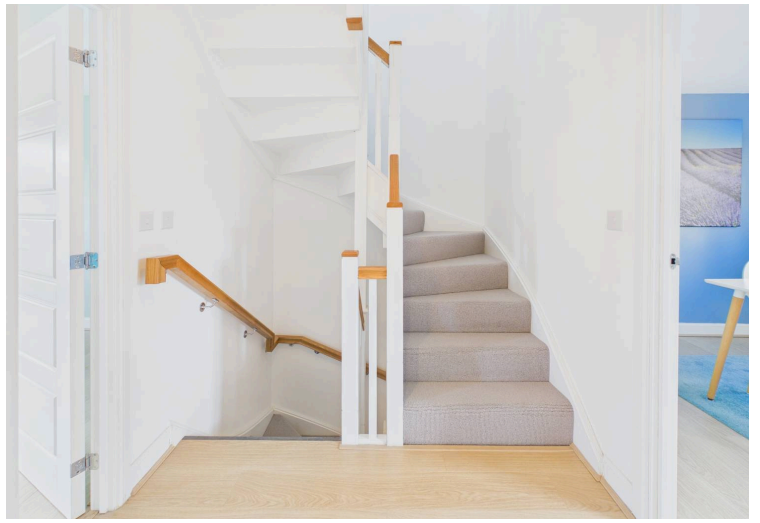
EPC Environmental Impact Rating: B

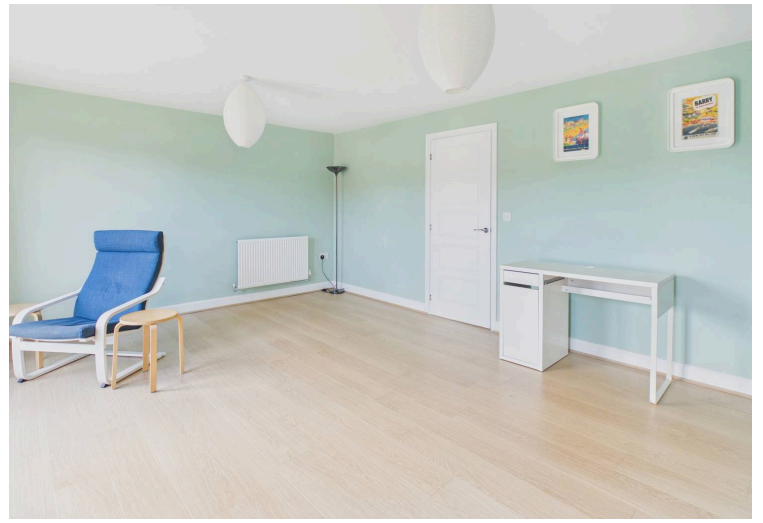
Service Charges

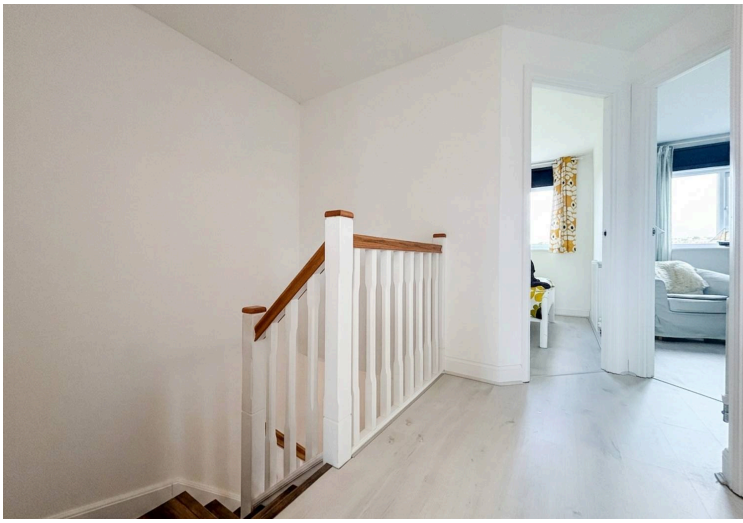
A service charge of approx £130 per annum is payable to Remus Management.

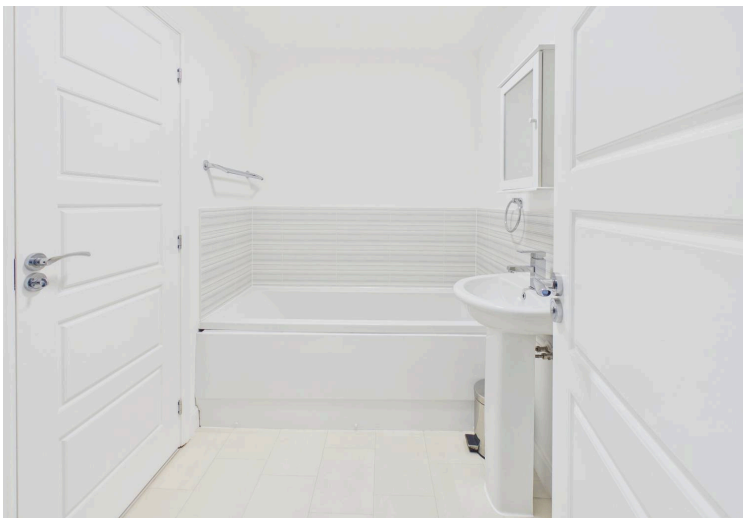


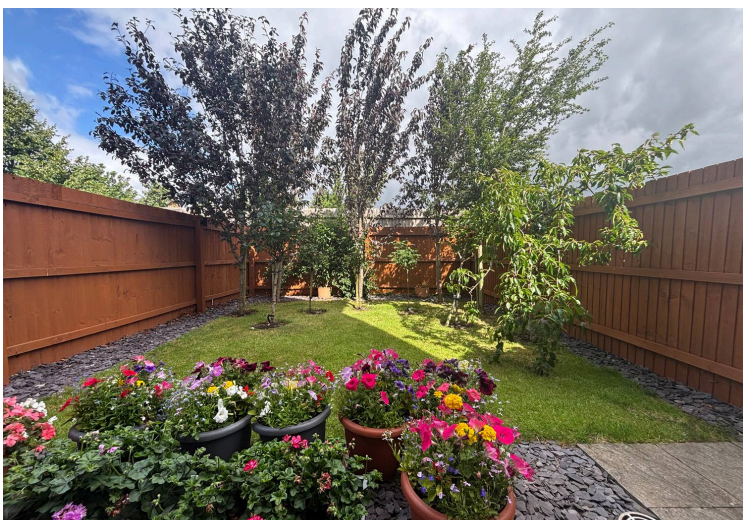






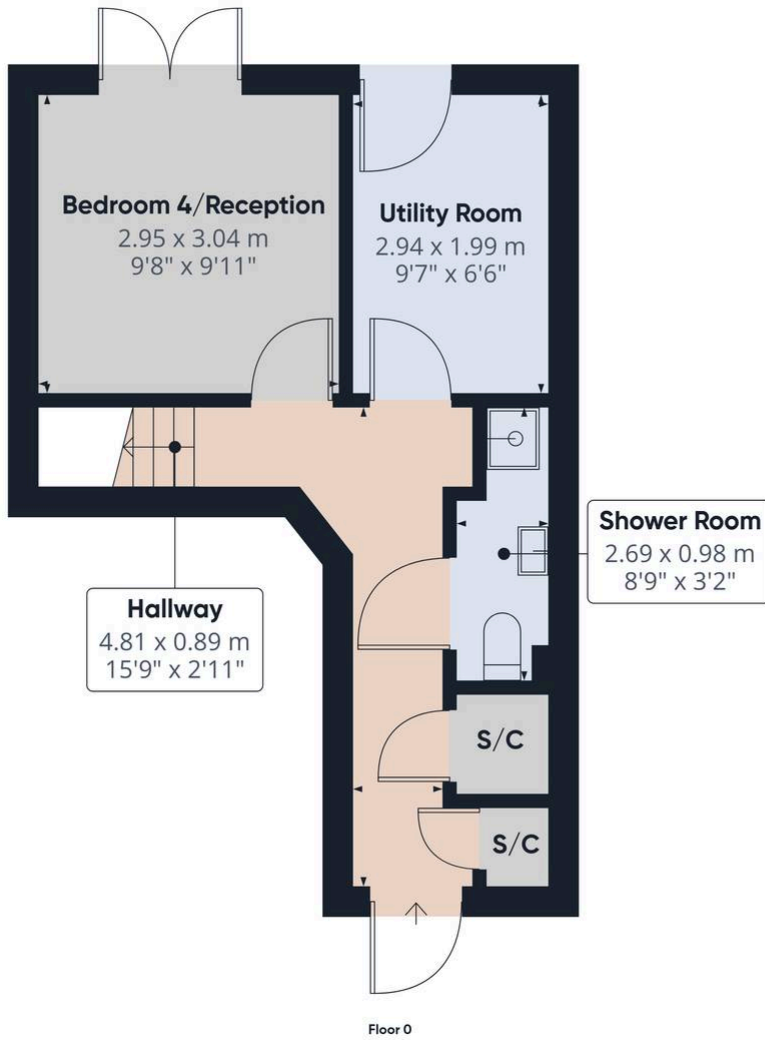






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		95
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

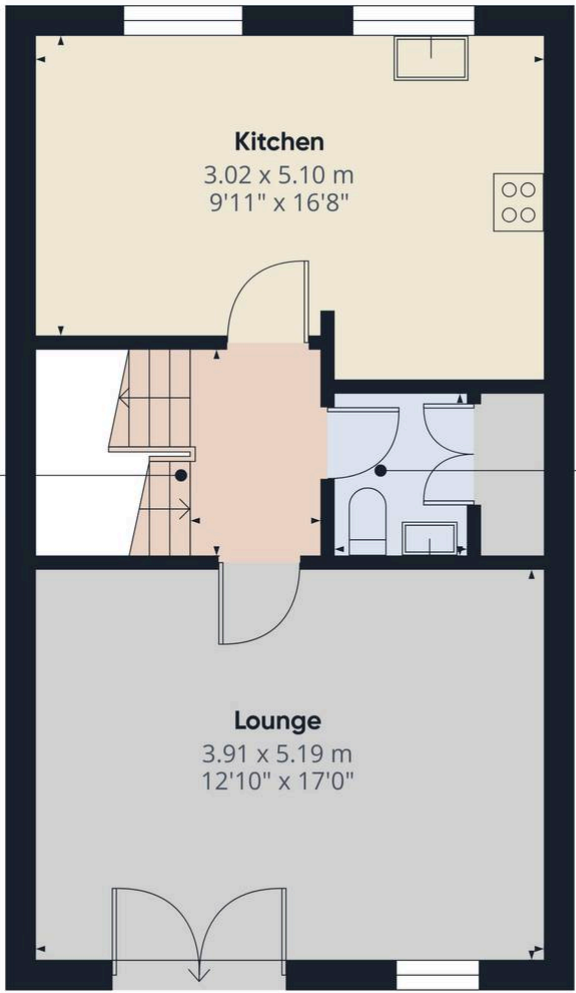


Approximate total area⁽¹⁾
27.5 m²
296 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Landing
 2.05 x 1.39 m
 6'8" x 4'6"

WC
 1.64 x 1.35 m
 5'4" x 4'5"

Kitchen
 3.02 x 5.10 m
 9'11" x 16'8"

Lounge
 3.91 x 5.19 m
 12'10" x 17'0"



Floor 1

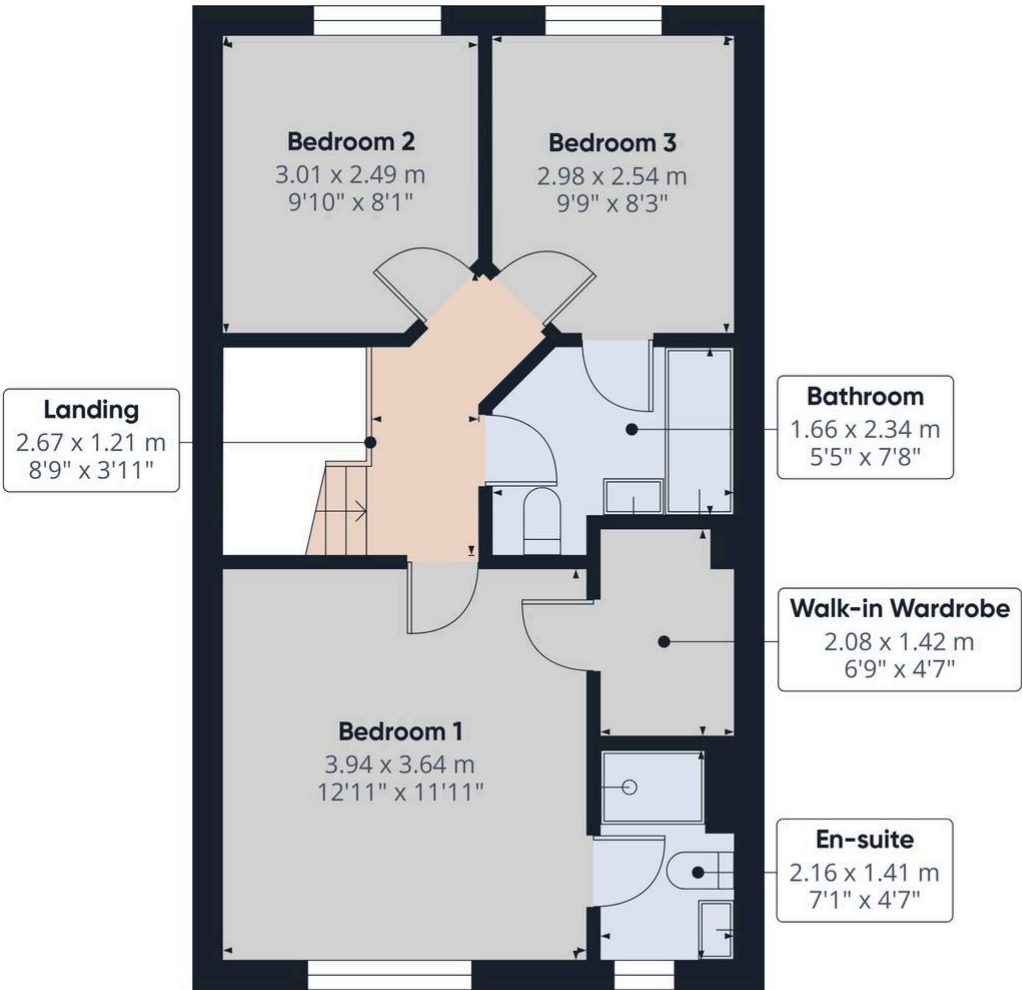


Approximate total area⁽¹⁾
 43.3 m²
 467 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
42.1 m²
453 ft²

(1) Excluding balconies and terraces

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Floor 2