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18 Clos Y Rheilffordd, Barry CF62 5BX
Chain Free £230,000 Freehold

2 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

Situated in the desirable Barry Waterfront development, this charming mid-terrace house presents an exceptional opportunity for modern living. With two well-appointed bedrooms with an en-suite to the master bedroom, this property is perfect for first-time buyers, and small families.

Upon entering, you are welcomed by a bright hallway that leads to a modern fitted kitchen with integrated appliances, ideal for those who enjoy cooking and entertaining. The ground floor also features a convenient WC cloakroom, enhancing the practicality of the home. The spacious through lounge/dining area serves as the heart of the property, bathed in natural light and featuring French doors that open onto a delightful enclosed garden. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

As you ascend to the first floor, you will discover two generously sized bedrooms with the master bedroom featuring an en-suite shower room, providing a peaceful retreat for rest and relaxation. A modern family bathroom completes this level, ensuring all your needs are met with style and comfort.

The property benefits from allocated parking for one vehicle. The rear garden is a true highlight, boasting a paved patio area and a laid lawn, Additionally, the garden offers rear lane access for added convenience.

Conveniently located near shops, local schools, and excellent transport links, this home is ideally situated for everyday living. The nearby scenic coastal walks provide a wonderful escape into nature, enhancing the appeal of this lovely property. Do not miss the chance to make this modern home your own in a thriving community.







FRONT
Driveway providing parking for one vehicle. Laid decorative slate chippings. Paved pathway leading to a composite front door.

Entrance Hallway
3'08 x 8'04 (1.12m x 2.54m)
Smoothly plastered ceiling, smoothly plastered walls and wood laminate flooring. Composite front door with obscure glass insert. Wood-framed doors leading through to the living/dining room, WC cloakroom and storage. Through opening to the kitchen.

Kitchen
6'01 x 10'00 (1.85m x 3.05m)
Smoothly plastered ceiling, smoothly plastered walls and wood laminate flooring. UPVC double-glazed window to the front. Modern fitted kitchen comprising of wall and base units, wood laminate worktop and upstands. Integrated four-ring gas hob with stainless steel splashback and stainless steel hood, integrated oven, integrated dishwasher, washing machine, fridge and freezer. Stainless steel sink. Through opening to the entrance hallway.

W.C Cloakroom
2'10 x 5'01 (0.86m x 1.55m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls and vinyl flooring. Wall-mounted radiator. Pedestal wash hand basin with ceramic tiled splashback, and close-coupled toilet. Wood-panelled door leading through to the entrance hallway.

Living / Dining Room
12'10 x 18'10 (3.91m x 5.74m)
Smoothly plastered ceiling, smoothly plastered walls and wood laminate flooring. Wall-mounted radiators. UPVC double-glazed French doors leading out to the rear garden with side windows. Fitted carpet staircase rising to the first floor. Wood-panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing
6'03 x 6'09 (1.91m x 2.06m)
Smoothly plastered ceiling with loft access, smoothly plastered walls and fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood-framed doors leading to bedrooms one and two, with a further wood-framed door leading through to the family bathroom.

Bedroom One
11'10 x 12'10 (3.61m x 3.91m)
Smoothly plastered ceiling, smoothly plastered walls and fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the rear elevation. Wood-framed door leading to the en-suite shower room, access to storage, and wood-framed door leading through to the first floor landing

En-Suite Shower Room
5'04 x 6'02 (1.63m x 1.88m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall-mounted radiator. Ceramic tiled splashbacks. Double shower with electric shower overhead, pedestal wash hand basin and close-coupled toilet. Wood-panelled door leading through to bedroom one.

Bedroom Two
8'04 x 12'10 (2.54m x 3.91m)
Smoothly plastered ceiling, smoothly plastered walls and fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the front elevation. Wood-framed door leading through to the first floor landing.

Family Bathroom
6'02 x 6'08 (1.88m x 2.03m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls with part ceramic tiling. Vinyl flooring. Wall-mounted radiator. Pedestal wash hand basin, close-coupled toilet, and bath with thermostatically controlled shower overhead. Wood-framed door leading through to the first floor landing.

REAR
Enclosed rear garden with featheredge fencing surrounding. Paved patio area, paved pathway, laid lawn, rear gated access and space for a shed. UPVC double-glazed French doors leading into the living/dining room.

COUNCIL TAX
Council tax band C

DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
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TENURE
We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.









