



34 Ffordd Penrhyn, Barry

Barry

In Excess of £220,000



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Modern two-bedroom home in Westquay with spacious lounge, stylish kitchen, enclosed south-facing garden, home office, allocated parking, and easy access to Barry Island and local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WESTQUAY DEVELOPEMENT
- PERSIMMON CONSTRUCTION
- TWO BEDROOM
- ENCLOSED GARDEN WITH HOME OFFICE
- ALLOCATED PARKING
- OPEN ASPECT TO FRONT
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BARRY ISLAND SEASIDE RESORT
- WELL PRESENTED THROUGHOUT





Hallway

Wood effect LVT flooring. Radiator. Staircase rising to first floor with fitted carpet.

Open Planned Living Room

11' 10" x 22' 2" (3.61m x 6.76m)

Herringbone LVT wood effect flooring. A range of base and eye level units with complementing work surfaces and breakfast bar. Inset single drainer sink with mixer tap over. Built in oven and hob with extractor fan over. Spaces for washing machine and fridge freezer. Wall mounted cupboard housing boiler. Window to front. Built in storage cupboard formerly downstairs cloakroom. Plumbing still there for fixtures. Metro style tiling to splashbacks. Open planned to living area. Continuation of flooring and décor. Two radiators. French doors opening to rear garden.

Landing

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

Bedroom One

7' 8" x 11' 10" (2.34m x 3.61m)

Fitted carpet. Radiator. Neutral walls and ceiling. Window to rear.

Bedroom Two

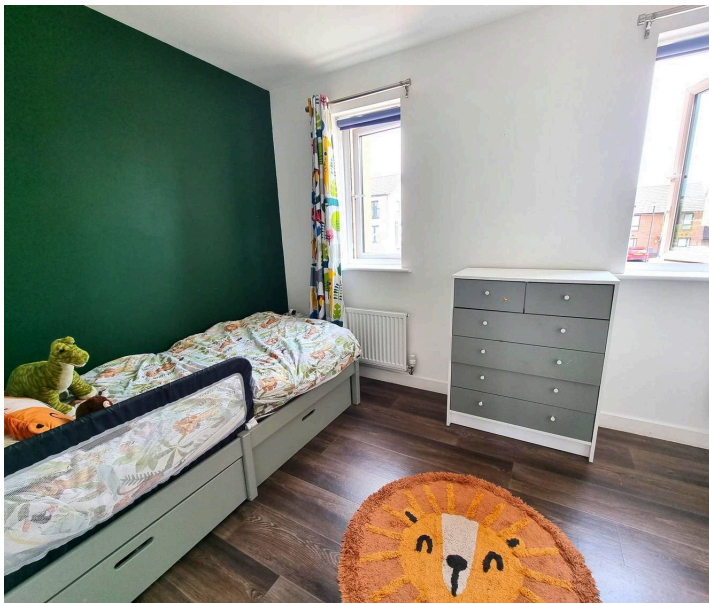
7' 7" x 10' 1" (2.31m x 3.07m)

Wood effect laminate flooring. Radiator. Flat plastered walls and ceiling. Built in wardrobe. Built in over stairs cupboard. Two windows to front elevation

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Vinyl flooring. A three piece suite in white briefly comprising of close coupled WC, pedestal wash hand basin and a panelled bath with rain shower head mixer tap and folding glass shower screen over. Partially tiled walls.



GARDEN

A southerly facing enclosed garden. Paved patio area. Artificial lawn. Gate giving rear access. A timber home office/summer house with power and lighting an ideal workspace.

ALLOCATED PARKING

1 Parking Space

One allocated parking space to the front of the property.







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