



Rhodfa'r Gwagenni, Barry CF63 4AT

welcome to

Rhodfa'r Gwagenni, Barry

- NEWLY RENOVATED
- LIGHT, AIRY ATMOSPHERE
- DRIVEWAY & GARAGE
- HEART OF BARRY
- WATERFRONT LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of
£260,000

A well-presented end of link townhouse located in the much sought after waterfront development, nestled within a quiet cul-de-sac with off-road parking and a garage. This property has been renovated to high standards, perfect for families wanting extra space.



Entrance

Entrance Hall

Sitting Room

9' 11" max x 9' 9" max (3.02m max x 2.97m max)

Kitchen/Diner

14' 6" max x 10' max (4.42m max x 3.05m max)

First Floor Landing

Bedroom One

12' 5" max x 11' 4" max (3.78m max x 3.45m max)

Living Room

10' 6" max x 14' 5" max (3.20m max x 4.39m max)

Second Floor Landing

Family Bathroom

Bedroom Two

11' 2" max x 14' 6" max (3.40m max x 4.42m max)

Bedroom Three

9' 7" max x 9' 9" max (2.92m max x 2.97m max)

Bedroom Four

10' 1" max x 7' 2" max (3.07m max x 2.18m max)

Garden

view this property online allenandharris.co.uk/Property/BRY107959



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BRY107959 - 0019

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