



34 Clos Y Rheilffordd, Barry, CF62 5BX

**Price £360,000**

- FREEHOLD FOUR BEDROOM SEMI-DETACHED TOWN HOUSE
- APPROXIMATELY 5 MINUTE WALK TO THE BARRY ISLAND BEACH
- WALKING DISTANCE TO LOCAL SHOPS
- GARAGE WITH INTEGRAL ACCESS FROM ENTRANCE HALL
- OFF-ROAD PARKING FOR TWO CARS/REAR GARDEN
- NICELY PRESENTED
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- G/F SHOWER ROOM/ F/F WC/ S/F BATHROOM AND EN-SUITE TO MASTER BEDROOM
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- EPC RATING - B, COUNCIL TAX BAND - E, MAINTENANCE CHARGE APROX £148 PER YEAR.

**\*\*IMMACULATELY PRESENTED FOUR BEDROOM SEMI-DETACHED TOWN HOUSE.** Walking distance to Barry Island beach, local shops, amenities and schools. Lovely cliff, beach and country park walks nearby.

The property consists of:-GROUND FLOOR - Entrance hall, utility cupboard, downstairs shower room, lounge, integral access to the garage. FIRST FLOOR - Lounge/Bedroom 1, kitchen/breakfast room, WC. 2ND FLOOR Bedroom 2 with en-suite shower room and walk-in closet. Jack and Jill bathroom accessed from bedroom 3 & 4. EPC B/COUNCIL TAX BAND A. **\*\*VIEWINGS HIGHLY RECOMMENDED\*\***

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	94		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

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### ENTRANCE HALL

Vinyl flooring, doors to storage, Utility cupboard for washing machine and tumble dryer, downstairs shower room, lounge and internal access to garage. Carpeted winding staircase to first floor landing, radiator, UPVC front door.

### GROUND FLOOR SHOWER ROOM

Low level WC, pedestal wash hand basin, shower cubicle, shaver socket, chrome towel rail, glass shelf, radiator and vinyl flooring.

### LOUNGE 20'4" x 16'7" (6.20m x 5.05m)

Spacious, modern lounge with impressive media wall and built-in colour changing electric fireplace. UPVC double glazed French doors that open to a well-landscaped garden, UPVC double glazed window with fitted window blinds, radiator.

### GARAGE 19'8" x 9'10" (5.99m x 3.00m)

Up and over door. Space for one car, storage cupboards, metal shelving, up and over garage door, access to garage via entrance hall.

### STAIRS TO SECOND FLOOR LANDING

Carpeted winding staircase to second floor landing.

### LOUNGE/BEDROOM 1 16'11" x 13'6" (5.16m x 4.11m)

Spacious carpeted room with UPVC double glazed French doors to Juliet balcony, UPVC double glazed window with fitted blinds

### W.C

Low level WC. Pedestal wash hand basin, tiled splashback, vinyl flooring, radiator and shaver socket.

### KITCHEN/BREAKFAST ROOM 17'0" x 11'4" (5.18m x 3.45m)

Modern fitted kitchen, inset sink, tiled splashback, inset oven, hob and over-hob extractor, space for fridge-freezer and dishwasher.

Enclosed boiler in kitchen cupboard, vinyl flooring, two UPVC double glazed windows with fitted blinds, and radiator.

### STAIRS TO FIRST FLOOR LANDING

Carpeted winding staircase to first floor landing.

### BEDROOM 2 13'0" x 12'0" (3.96m x 3.66m)

Spacious carpeted room with walk-in closet and en-suite shower room, UPVC double glazed window with fitted blinds

### EN-SUITE SHOWER ROOM

Vinyl flooring, low level WC, pedestal wash hand basin, shaver socket, double shower cubicle, UPVC double glazed window

### BEDROOM 3 9'6" x 8'5" (2.90m x 2.57m)

Double bedroom, access to Jack and Jill bathroom, carpeted. UPVC double glazed window with fitted blinds

### BEDROOM 4 10'2" x 8'5" (3.10m x 2.57m)

Carpeted double bedroom. UPVC double glazed window, fitted window blinds.

### BATHROOM

Vinyl flooring, low level W.C, pedestal wash hand basin with detachable under-sink cabinet, panelled bath. Access from bedroom 3 and second floor landing.

### FRONT

Tarmaced double driveway

### REAR GARDEN

Decked area, 210L water butt, lawn, shrubbery. Gate access to rear lane, fenced boundaries.

### NO ONWARD CHAIN