



8 Clos Tear, Barry

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In Excess of £230,000



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Barry

Modern two bed mid-terrace near beaches and amenities. Spacious lounge, separate kitchen, two double bedrooms, garden, parking for two cars, NHBC warranty, ideal for first-time buyers or families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WELL PRESENTED
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- TWO PARKING SPACES
- 2 YRS LEFT ON NHBC
- CLOSE TO BEACHES
- CLOSE TO LOCAL AMENITIES





### Hallway

Enter through door with glazed panel. Ceramic tiled flooring. Radiator. Staircase rising to first floor with fitted carpet and spindled balustrade. Doors into :-

### Cloakroom

Continuation of ceramic tiled flooring. Close coupled WC, pedestal wash hand basin. Obscure window to front. Radiator. Wall mounted electric consumer unit.

### Kitchen

6' 1" x 9' 9" (1.85m x 2.97m)

Ceramic tiled flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in oven and hob with stainless steel cooker hood over. Spaces for fridge/freezer and washing machine. Cupboard housing boiler. Window to front.

### Lounge

12' 9" x 13' 1" (3.89m x 3.99m)

Fitted carpet, radiator. Built in storage cupboard. French doors with glazed side panels opening to garden.

### Landing

Fitted carpet. Spindled balustrade. Loft access. Doors into :-

### Bedroom One

8' 6" x 12' 1" (2.59m x 3.68m)

Fitted carpet, radiator. Two windows to front elevation. Neutral décor. Built in wardrobes. Further built in over stairs cupboard.

### Bedroom Two

7' 2" x 13' 1" (2.18m x 3.99m)

Fitted carpet, Neutral décor. Radiator. Window to rear.

### Bathroom

6' 1" x 6' 3" (1.85m x 1.91m)

Ceramic tiled flooring. A three piece suite in white comprising of close coupled WC, pedestal wash hand basin and a panelled bath with shower running from mains and a glass shower screen over. Heated towel



## **GARDEN**

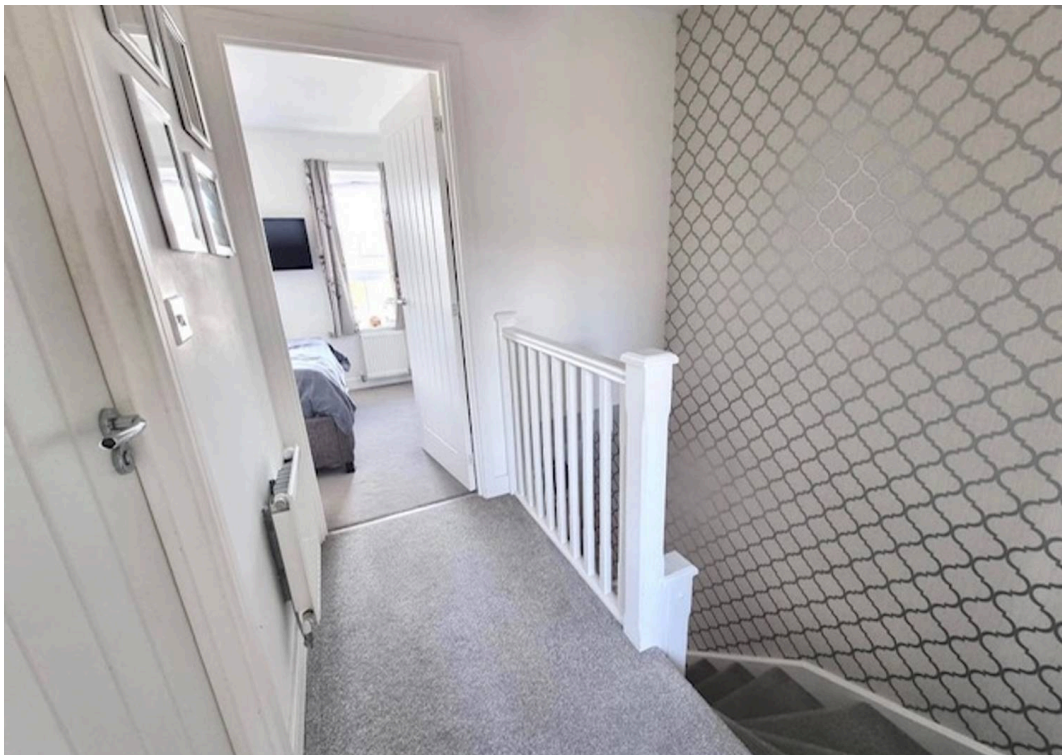
An enclosed rear garden with gate giving side access.  
Paved and decked patio areas. Lawned area. Garden shed to remain.

## **OFF STREET**

2 Parking Spaces

Two allocated parking spaces to the front of the property.







## Daniel Matthew Estate Agents Barry

14 High Street Barry, Vale of Glamorgan - CF62 7EA

01446502806

[barry@danielmatthew.co.uk](mailto:barry@danielmatthew.co.uk)

[www.danielmatthew.co.uk/](http://www.danielmatthew.co.uk/)

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