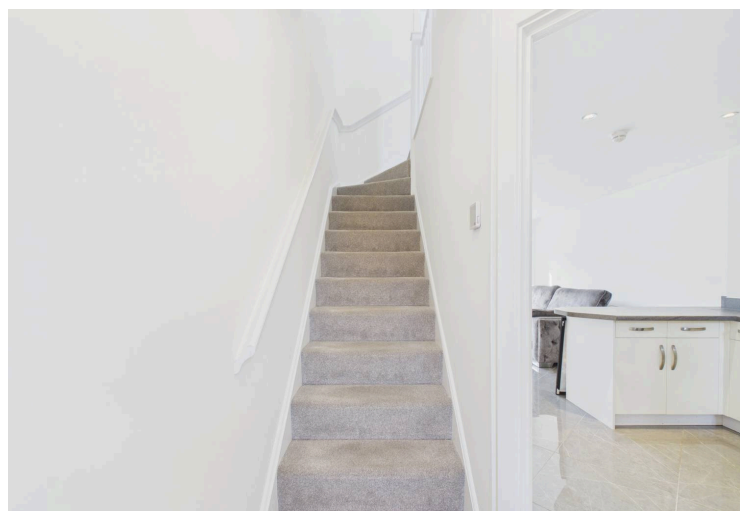




149 Ffordd Y Dociau, Barry

£225,000 Freehold

NO ONWARD CHAIN • EPC B82 • BEAUTIFULLY PRESENTED MODERN PROPERTY • TWO DOUBLE BEDROOMS • PARKING •
CLOSE TO WATERFRONT SHOPS AND BEACHES PLUS RAIL LINKS • DOWNSTAIRS WC PLUS FIRST FLOOR BATHROOM





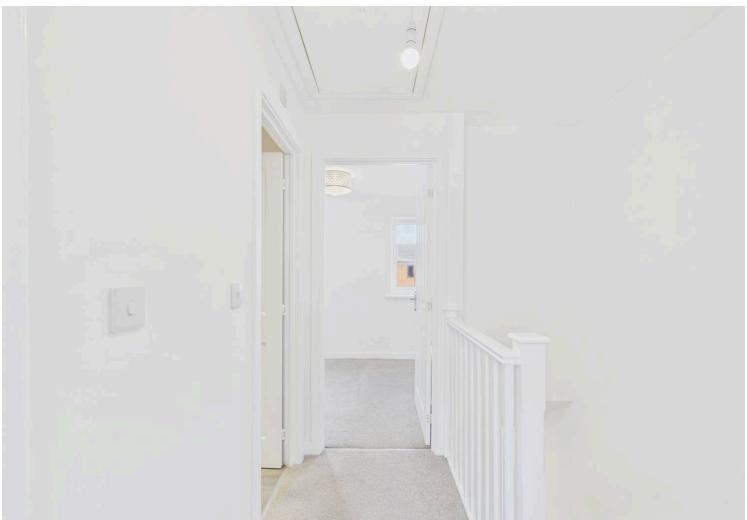
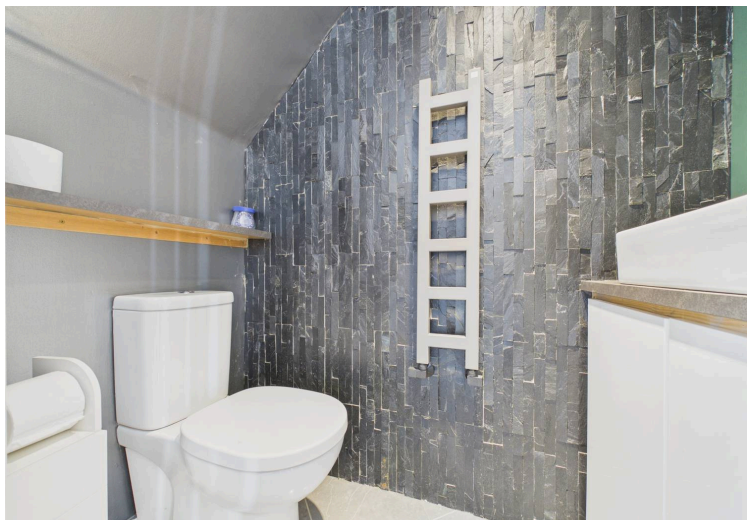
This beautifully presented two bedroom end of terrace house offers a superb opportunity for buyers seeking a modern, move-in ready home with the added benefit of no onward chain. Boasting an impressive EPC rating of B82, the property combines energy efficiency with contemporary comfort throughout its thoughtfully designed interior. Upon entering, you are welcomed by a bright and spacious hallway leading to a stylish open-plan living and dining area, ideal for both relaxing and entertaining guests. The modern kitchen features high-quality fittings and ample storage, seamlessly blending practicality with sleek design. A convenient downstairs WC adds to the functionality of the ground floor layout. Upstairs, two generously proportioned double bedrooms provide comfortable retreats, each with ample space for furnishings and storage. The main bathroom on the first floor is finished to a high standard, offering a clean and contemporary suite. The property benefits from allocated parking, ensuring ease and security for residents. Situated in a sought-after location, this home is within close proximity to local waterfront shops, popular beaches and excellent rail links, making it perfect for commuters or those who enjoy coastal living. With its combination of modern finishes, energy efficiency and a prime location, this property represents an outstanding choice for first-time buyers, investors or anyone looking for a stylish and low-maintenance home. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful end of terrace house.

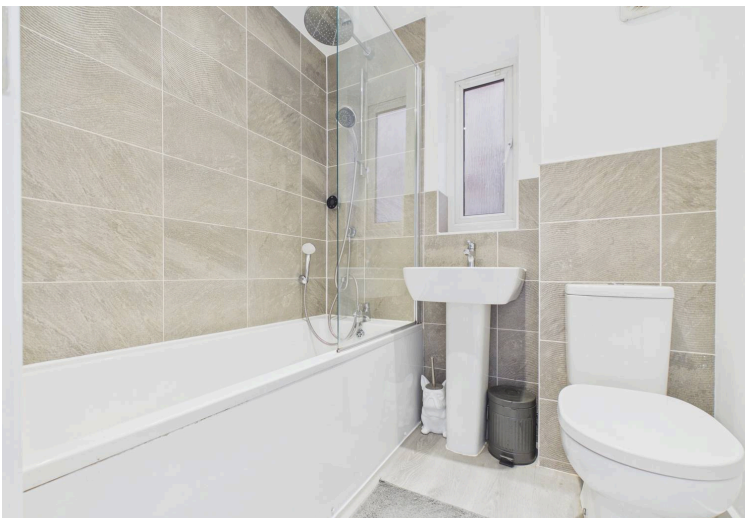
Council Tax band: C

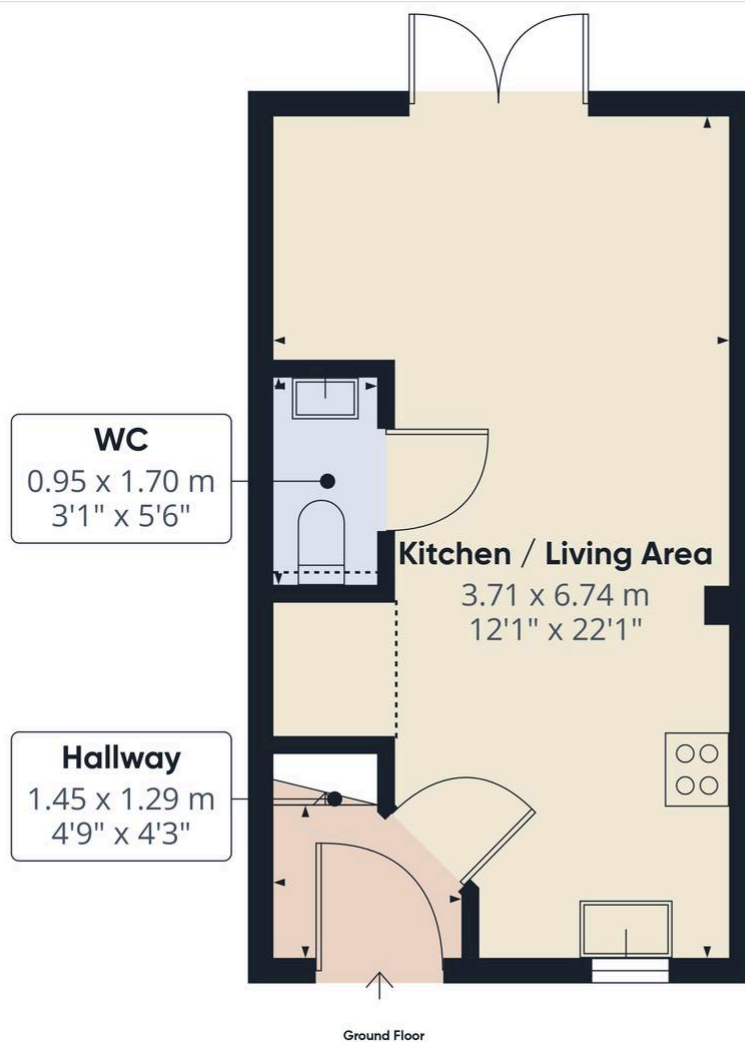
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



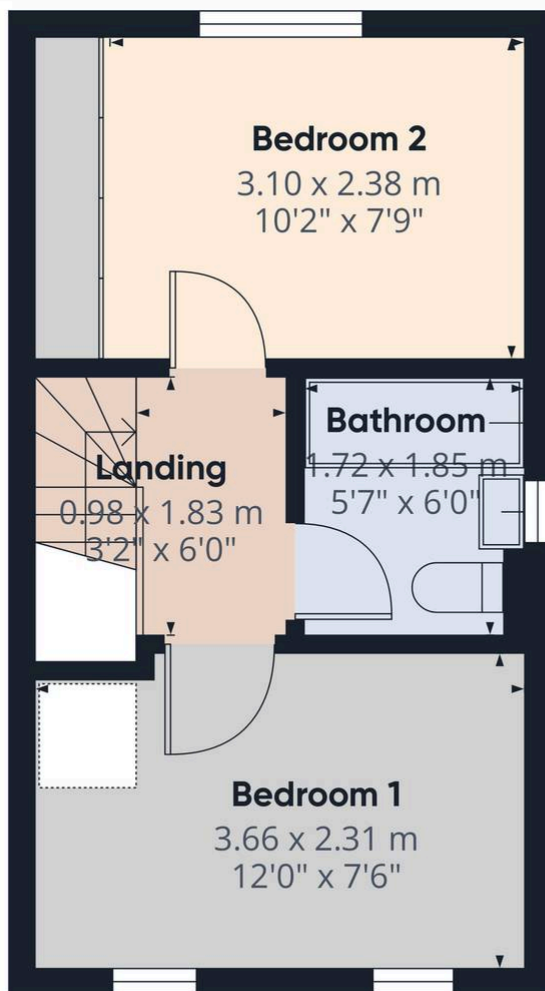


Approximate total area⁽¹⁾

Reduced headroom

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



First Floor



Approximate total area⁽¹⁾

21.3 m²
229 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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