

BOTHAM WILLIAMS
ESTATE AGENTS

MARINERS WALK

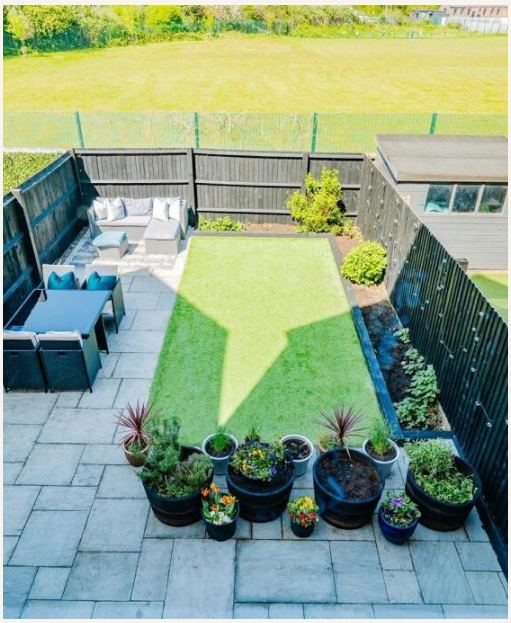
Barry Waterfront

£339,000

4 BEDROOMS | 2 BATHROOMS | THREE STOREYS

VERSATILE WATERFRONT FAMILY LIVING





- **Four-bedroom semi-detached townhouse**
- **Two versatile reception rooms**
- **Modern fitted kitchen**
- **Parking for two vehicles**
- **Accommodation across three floors**
- **Principal bedroom with en-suite**
- **Low-maintenance rear garden**
- **Walk to Barry Island and Goodsheds**

Situated within the popular Barry Waterfront development, this beautifully presented townhouse offers generous and adaptable accommodation arranged over three floors.

Four well-proportioned bedrooms, two reception spaces and a principal en-suite make it an excellent family home, while the low-maintenance garden and two parking spaces add everyday convenience.

A WELCOMING GROUND FLOOR













Kitchen	3.74m x 2.70m - fitted units, metro tiling and integrated appliances.
Living Room	3.99m x 4.26m - generous family space with French doors to the garden.
Ground-floor WC	1.90m x 1.04m - WC and wash basin with wood-effect flooring.

A FLEXIBLE FIRST FLOOR













Bedroom Two	3.88m x 3.98m - currently a stylish additional sitting room with media wall.
Bedroom Four	2.19m x 2.91m - front-facing bedroom, currently used as a home office.
Family Bathroom	1.90m x 2.19m - bath with shower, wash basin and WC.

A PRIVATE PRINCIPAL FLOOR

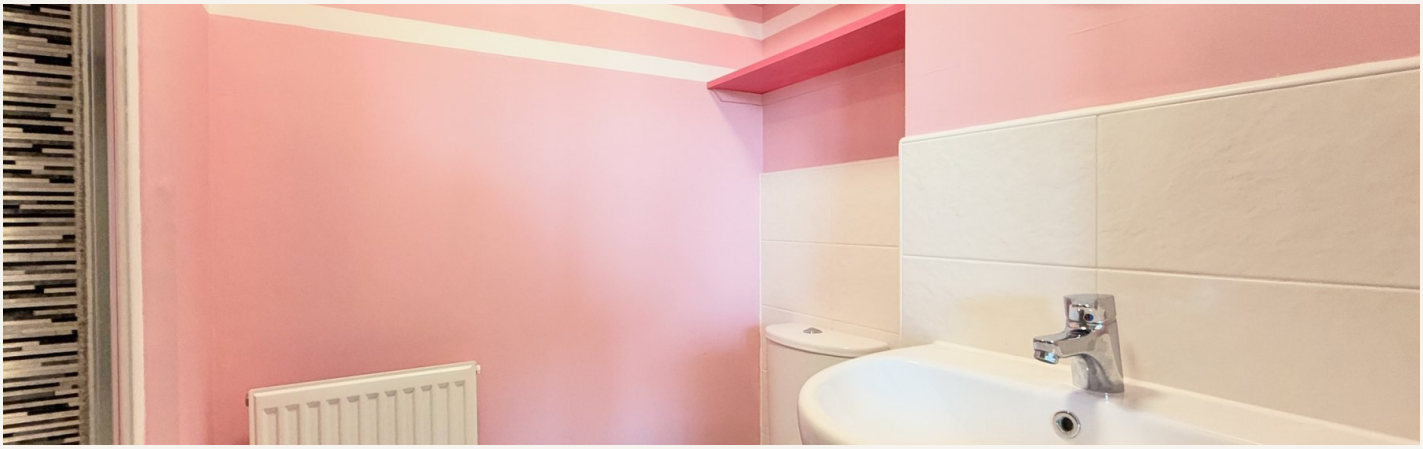






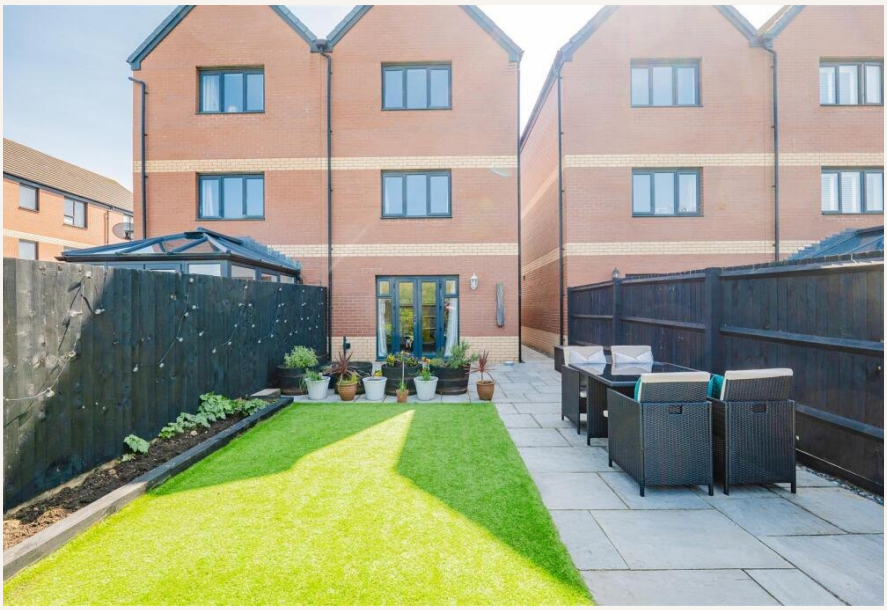




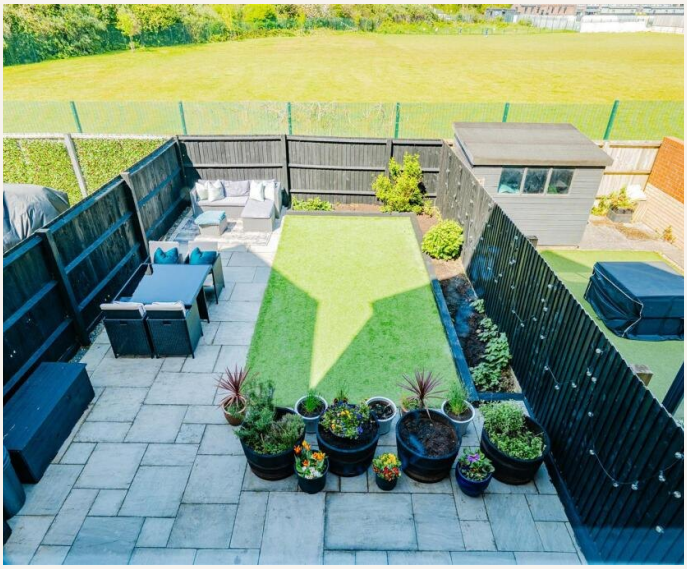


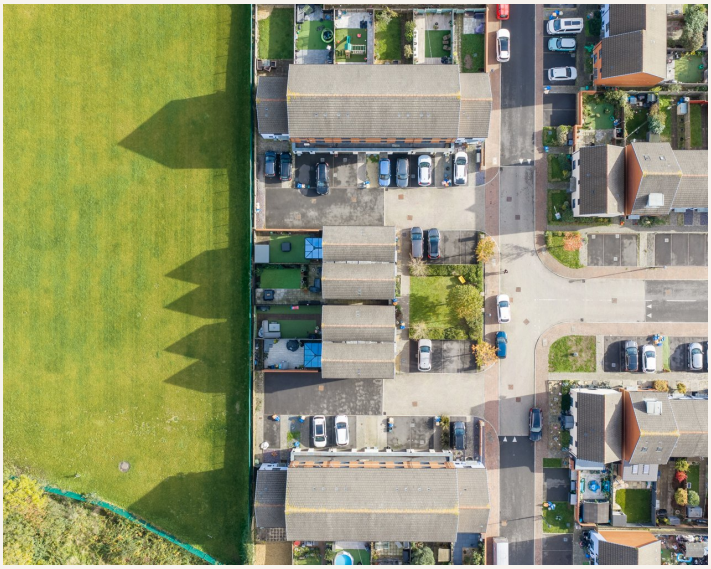
Principal Bedroom	4.25m x 3.40m - double room with built-in wardrobe and garden outlook.
En-suite	1.45m x 2.11m - tiled shower enclosure, wash basin and WC.
Bedroom Three	3.23m x 4.21m - spacious front-facing double with fitted wardrobe.

LOW-MAINTENANCE OUTDOOR LIVING









GARDEN & LOCATION

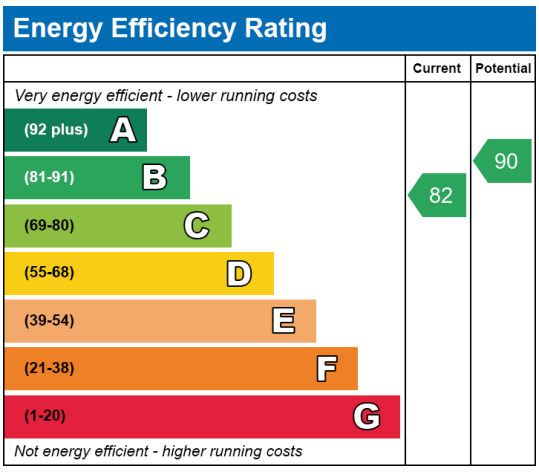
The generous rear garden has been thoughtfully designed for easy enjoyment, with a paved patio for outdoor dining and entertaining alongside an attractive artificial lawn.

There is scope to introduce further planting and personal touches, creating a welcoming outdoor retreat without the upkeep of a traditional lawn.

Barry Island, the Goodsheds, local amenities and public transport are all within easy reach, making this a particularly convenient Waterfront location.

FLOORPLAN & PROPERTY INFORMATION





ARRANGE A VIEWING

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TENURE Freehold

PARKING Two vehicles

These particulars are intended as a general guide and do not constitute an offer or contract. Measurements, floorplans and descriptions are for guidance only. Buyers should verify all material information through their legal representative and surveyor.