



**£224,950**  
freehold

**Ffordd Y Dociau,  
Barry CF62 5BN**

- EPC Rating: B
- BARRY ISLAND
- LARGER THAN AVERAGE REAR GARDEN
- 3 BEDROOMS, CLOAKROOM, BATHROOM & EN SUITE
- OPEN PLAN KITCHEN/ DINER & SEPARATE LIVING ROOM





## About The Property

LARGER THAN AVERAGE REAR GARDEN - 2 ALLOCATED PARKING SPACES - WATER FRONT. MUST VIEW TO APPRECIATE SIZE! This beautifully presented 3 bedroom end of terrace town house boasts upgrades throughout and a larger than average rear garden with out building for utilities. Briefly comprising of hallway, kitchen/ diner, cloakroom, living room, landing, 2 bedrooms, bathroom, upper floor landing to master bedroom with ensuite. Larger than average rear garden with outbuilding for utilities. Space for Home Office. Close to local amenities; Barry Island, supermarkets, parks, popular school catchments, easy access to link roads leading to M4 corridor. Please call 01446 733224 to arrange your viewing!

## Accommodation

### Entrance Hallway

Enter via composite glazed door, tiled flooring, radiator, stairs to first floor, door leading into Kitchen/ Diner;-

### Kitchen/ Diner

17' 4" x 10' 6" ( 5.28m x 3.20m )

Generous sized Kitchen/ Diner. Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and cooker hood, integral fridge freezer, integral washing machine, power points, radiator, tiled flooring, double glazed bay window to side aspect, double glazed flush window to front, door leading into Cloakroom and Living Room;-

### Cloakroom

W.C., wash hand basin, splash back tiled areas, radiator, tiled flooring.

### Living Room

14' 1" x 11' 6" ( 4.29m x 3.51m )

T.V. point, power points, radiator, wood effect laminate flooring, double glazed French doors and windows to rear garden aspect.



### First Floor Landing

Fitted carpet to stairs and landing, radiator, power points, door leading into 2nd landing to upper floor, doors leading into 2 Bedrooms and Bathroom;-

### Bedroom Two

11' 8" plus fitted wardrobes x 11' 7" ( 3.56m plus fitted wardrobes x 3.53m )

Fitted wardrobe, fitted cupboard, fitted carpet, power points, radiator, double glazed window to rear aspect.

### Bedroom Three

10' 9" x 7' 2" ( 3.28m x 2.18m )

Fitted carpet, power points, radiator, double glazed window to front aspect.

### Family Bathroom

W.C., wash hand basin, bath with over head shower, splash back tiled areas, tiled flooring, extractor fan, shaving power point, double glazed opaque window to side aspect.

### Landing To 2nd Floor

Concealed with inner door, fitted carpet, power points, double glazed window to front aspect, stairs ascending to master bedroom & en suite.

### Bedroom One

23' 3" max x 14' 4" max ( 7.09m max x 4.37m max )

Fitted carpet, two fitted cupboard, power points, radiator, vaulted ceilings, double glazed window to front aspect, double glazed sky light to rear aspect, door leading into En Suite;-

### En Suite

W.C., wash hand basin, double shower cubicle, splash back tiled areas, tiled flooring, radiator, extractor fan, double glazed sky light to rear aspect.

### Outside

To the front, flush front to pavement.

To the rear, 2 allocated parking spaces directly behind the rear garden. Rear garden is larger than average with patio areas, outside tap, power points, enclosed with fencing. UTILITY ROOM housing tumble dryer, power points, lighting. Gated side access to front.



Peter Alan - Barry

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### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

