



Ffordd Wallace, Barry CF63 4RX

welcome to

Ffordd Wallace, Barry

- WATERS EDGE DEVELOPMENT
- CLOSE TO EXCELLENT TRANSPORT LINKS
- KITCHEN / DINER
- TWO DOUBLE BEDROOMS
- TWO W.C'S

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£240,000

Entrance

Composite door to front aspect, to inner lobby, door to living room.

Living Room

11' 9" MAX x 12' 9" MAX (3.58m MAX x 3.89m MAX)
PVC double glazed window to front aspect, stairs rising to first floor, radiator, power points, Laminate floor, door to kitchen

Kitchen

PVC double glazed French doors to the rear aspect, a range of wall and base units with complementary work surfaces over, gas hob and electric oven, stainless sink and drainer with tap over, space for washing machine, freestanding fridge / freezer, power points, door to under stairs cupboard, door to cloak room.

Cloak Room

Two piece suite comprising, W.C, pedestal wash hand basin, vinyl floor, radiator.

Landing

Loft inspection hatch doors to bedroom and family bathroom.

Bedroom One

12' 8" x 7' 5" (3.86m x 2.26m)
PVC double glazed window to rear aspect, radiator, power points.

Bedroom Two

12' 9" x 9' 4" (3.89m x 2.84m)
PVC double glazed window to front aspect, radiator, power points, storage cupboard.

Bathroom

Three piece suite comprising of bath with mains powered shower over and mixer taps, pedestal wash hand basin, W.C. tiled splash backs, vinyl floor, radiator.

Rear Garden

Fully enclosed rear garden with fencing, gate to gully providing street access, laid to lawn, raised vegetable plots, patio

Front Garden

Drive way to the front, path to front door.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.



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Property Ref:

BRY108053 - 0007

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