



## Ffordd Y Dociau

Barry, Barry, CF62 5BN

£312,500

KNIGHTS are delighted to offer this well presented townhouse situated on Barry's popular Quay's waterfront development. The property benefits from a car port, providing off road parking for multiple vehicles, Open plan living area and four bedrooms. In close proximity to local shops, schools and walking distance to Barry Island Beach.

Property briefly comprising; Entrance hallway, W/C and Utility room to the ground floor. Large open Living/Kitchen/Dining room and bedroom to the first floor. Master bedroom with en-suite, two further bedrooms and family bathroom to the second floor. Car port with off road space for multiple vehicles. Enclosed rear garden.

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### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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## ENTRANCE

Via composite door with obscure glass panels leading to;

## HALLWAY

Smoke detectors. Staircase rising to first floor landing with large under stair storage cupboard. Radiator. Fitted carpet. Composite door to the side giving access to the carport. Doors off to W/C and Utility room.

## W/C

5'2" x 2'9"

Extractor fan. Low level W/C. Wash hand basin with mixer tap over. Radiator. Wood effect flooring.

## UTILITY ROOM

6'5" x 5'7"

Composite door with obscure glass panel leading to rear garden. Work surfaces with space and plumbing for undercounter white goods. Wall mounted Ideal combination boiler. Radiator. Wood effect flooring.

## FIRST FLOOR LANDING

Staircase rising to second floor landing. Smoke detector. Radiator. Fitted carpet. Doors off to all rooms.

## OPEN KITCHEN/LIVING/DINING

25'2" x 17'2"

Large UPVC double glazed windows to the front and rear elevation. Spotlights to ceiling. Fitted kitchen open to living and dining area. Two radiators. Wood effect flooring.

Kitchen - Range of wall and base units with work surfaces over. Built in oven with four ring gas hob and extractor fan above.

Stainless steel one and a half bowl sink and drainer with mixer tap above. Ample room for upright fridge/freezer and undercounter white goods.

## BEDROOM FOUR

6'06" x 5'09"

UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

## SECOND FLOOR LANDING

Smoke detector. Access of loft space. Two large storage cupboards. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

12'6" x 10'4"

UPVC double glazed window to the front elevation. Radiator. Fitted carpet. Door into;

## EN-SUITE

7'7" x 4'8"

Extractor fan. Three piece suite comprising; Low level W/C, pedestal wash hand basin with mixer tap over and shower cubicle with mixer shower. Tiling to splash back areas. Radiator. Wood effect flooring.

## BEDROOM TWO

10'4" x 9'6"

UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

## BEDROOM THREE

8'3" x 6'7"

UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

## BATHROOM

6'7" x 5'9"

UPVC double glazed obscure window to the rear elevation. Tiling to dado height. Low level W/C, Pedestal wash hand basin with mixer tap over and bath with mixer tap over. Radiator. Wood effect flooring.

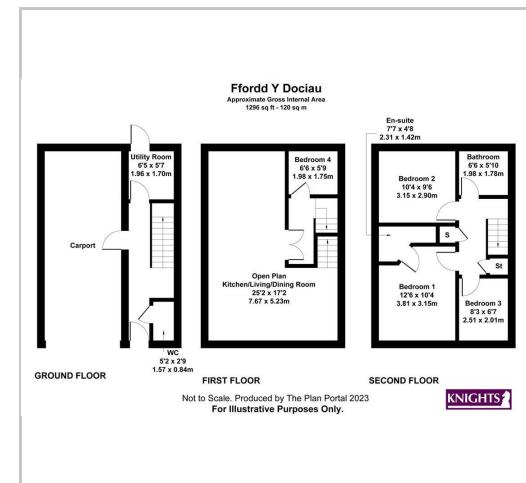
## GARDEN

Enclosed with timber fencing. Laid with patio slabs. Timber shed to remain. Timber gate to the rear giving lane access. Outside water tap.

## Area Map



## Floor Plan



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