



L O N Y R H E I L F F O R D D

B A R R Y

L O N Y R H E I L F F O R D D

, C F 62 5B P

£375,000 - FREEHOLD

 4 Bed

 3 Bath

 sq ft

Welcome to this stunning property located in Lon Y Rheilffordd, Barry. This beautiful house boasts four spacious double bedrooms, two of which feature en-suite bathrooms, perfect for a growing family or those who love to host guests.

As you step inside, you'll be greeted by a modern and immaculately presented interior. The new build property offers a contemporary feel throughout, with a kitchen and bathroom suites that are as new as they come, ensuring both style and functionality.

One of the standout features of this property is the off-road parking, providing convenience and peace of mind for you and your visitors. Additionally, the desirable waterfront location adds a touch of tranquility and charm to this already impressive home.

Whether you're looking for a spacious family home or a place to entertain friends, this property offers the perfect blend of comfort, style, and convenience. Don't miss out on the opportunity to make this house your new home in Barry.

ENTRANCE
Via composite door with obscure glass panels leading into;

LIVING ROOM
14'0" x 13'0"
UPVC double glazed window to the front elevation. Feature lighting to the ceiling and walls. Wood paneling to the wall. Staircase rising to first floor landing with fitted carpet runner and featured sensor lights. Radiator. Marble tiling to floor. Open to;

KITCHEN/DINER
13'0" x 13'0"
Double glazed bi-folding doors to the rear elevation overlooking and leading to the rear garden. Continuation of the feature lighting to the ceiling. Modern range of wall and base units with sensor lighting and marble effect work surfaces over. Matching island benefitting from further storage, dining space and a composite sink with mixer tap over. Built in oven with four-ring electric hob and extractor fan above. Integrated fridge/freezer, dishwasher and washing machine. Under stairs storage. Continuation of the marble tiling to floor.

FIRST FLOOR LANDING
Smoke detector. Staircase rising to second floor landing with fitted carpet runner and featured sensor lights Wood effect flooring. Doors off to bedrooms two and three.

BEDROOM TWO
13'0" x 9'6"
Two UPVC double glazed windows to the rear elevation. Spotlights to ceiling. Radiator. Wood effect flooring. Door into;

EN-SUITE
6'7" x 4'5"
Spotlight to ceiling. Low level W/C. Pedestal wash hand basin with twin taps over and shower cubicle. Tiling to splash back areas. Radiator. Wood effect flooring.

BEDROOM THREE
13'0" x 9'2"
Large UPVC double glazed window to the front elevation. Spotlights to ceiling. Radiator. Continuation of the wood effect flooring.


SECOND FLOOR LANDING
Smoke detector. Wood effect flooring. Doors off to bedrooms and bathroom.

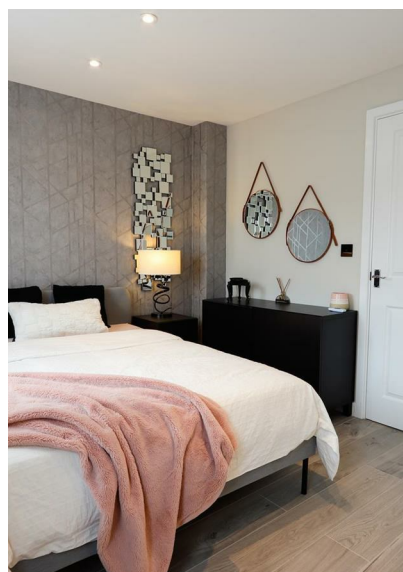
BEDROOM ONE
13'0" x 9'2" (12'0" door)
Two UPVC double glazed window to the front elevation. Spotlights to ceiling. Feature wood panelling to walls. Large storage cupboard. Access to loft space. Radiator. Wood effect flooring. Door into;

EN-SUITE
5'5" x 5'5"
Spotlights to ceiling. Three piece suite comprising; Low level W/C, wash hand basin with mixer tap and walk in shower with waterfall and handheld shower over. Extractor fan. Marble effect tiles to walls and floor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Lôn Y Rheilffordd, Barry, CF62 5BP

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS