



Lon Y Rheilffordd

, Barry, CF62 5BP

£299,999

An opportunity to acquire this three double bedroom town house offered for sale with KNIGHTS. The property is situated on the highly desirable Waterfront development within easy access of the beaches, supermarkets, restaurants, retail park, train station, doctors' surgery and Barry Island. Close to High Street shopping thoroughfare.

"Barry is a lovely and homely place to live, a true sense of community. It's the perfect area for families with Barry Island a stones throw from our property on the newly developed waterfront, great bilingual schools, grassroots sports teams, country parks, only a 30 minute train ride into Cardiff central and close links to the M4. We have loved the addition of Goodsheds to area which has added a diverse range of restaurants and shops on top of a great local high street. The only reason we're moving is to be closer to family and we will miss the area deeply".

Accommodation briefly comprising; Entrance hallway, Downstairs Cloakroom, Kitchen/Diner and Study/bedroom. Lounge and Master bedroom with en-suite shower room to first floor. Bedroom Two, Three and family bathroom to the second floor. Enclosed low maintenance rear south facing garden which has recently been renovated. Two allocated parking spaces to front.

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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.



ENTRANCE

Via composite doors with two obscure glass windows. Leading into:

HALLWAY

Staircase rising to first floor landing. Radiator. Wood effect flooring. Doors off to all rooms.

RECEPTION ROOM TWO / STUDY

10'1 x 8'8

UPVC double glazed window to front elevation. Wood effect flooring. This could potentially be a fourth bedroom.

DOWNSTAIRS W/C

4'9 x 3'2

Extractor fan. Radiator. Low level W/C. Wash hand basin with mixer tap over. Tiling to splash back area. Continuation of wood effect flooring.

KITCHEN

13'10 x 13'6

UPVC double glazed windows and French doors to rear elevation over looking and leading out to rear garden. Range of wall and base units with laminate work surfaces over. Built in oven and four ring gas hob with extractor fan above. Tiling to splash back areas. Stainless steel one and a half bowl sink and drainer with mixer tap over. Ample room for under counter white goods and plumbing. Room for upright fridge/freezer. Ample room for dining furniture. Radiator. Continuation of wood effect flooring.

GARDEN

Enclosed timber fence. Matching shed. Gate giving rear access to lane. Laid with patio slabs. Decorative stone chippings.

FIRST FLOOR LANDING

Fitted carpet. Stairs rising to second floor landing. Doors off to both rooms.

RECEPTION ROOM ONE

12'10 x 11'0

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

SECOND FLOOR LANDING

Access to loft space. Storage cupboard. Doors off to all rooms.

BEDROOM ONE

11'2 x 9'6

Two UPVC double glazed windows to rear elevation. Radiator. Fitted carpet. Door leading to en suite.

EN SUITE

6'6 x 4'7

Extractor fan. Low level w/c. Pedestal wash hand basin with twin taps over. Walk in shower cubicle. Tiling to splash back areas and sink.

Radiator. Wood effect flooring.

BEDROOM TWO

12'8 x 10'4

Two UPVC double glazed windows to front elevation. Radiator. Fitted carpet.

BEDROOM THREE

12'11 x 9'7

Two UPVC double glazed windows to rear elevation. Radiator. Fitted carpet.

BATHROOM

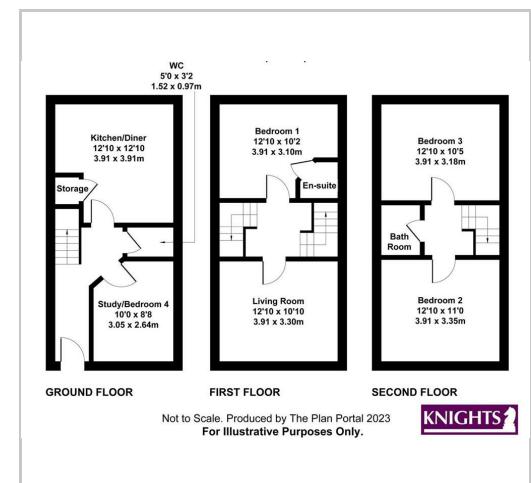
6'2 x 5'6

Extractor fan. Three piece suite comprising of bath with twin taps over. Pedestal hand basin with twin taps over. Low level W/C. Tiling to splash back areas. Radiator. Wood effect flooring.

Area Map



Floor Plan



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