



21 Ffordd Wallace

Barry, CF63 4RX

£1,675 Per Calendar Month

HARRIS & BIRT



This beautifully presented, three-bedroom terraced home is available to let, offering spacious and modern accommodation ideal for families.

The property comprises three generous double bedrooms. The master bedroom, located on the first floor, benefits from a stylish en-suite shower room. The two double bedrooms on the second floor are served by a contemporary family bathroom featuring a full-sized bath. The study space on the ground floor could also be used as a fourth bedroom.

The modern open-plan kitchen is finished to a high standard and offers ample space for dining, making it perfect for both everyday living and entertaining. French doors to a balcony over looking the waterfront.

The home also benefits from two reception rooms, providing flexible living space that can be used as a lounge, dining room, home office, or playroom. Large windows throughout allow plenty of natural light, creating a bright and welcoming atmosphere.

Situated in an attractive waterfront location, this home offers a peaceful setting while remaining practical for modern family living.

EPC Rating: B
Council Tax Band: E
Deposit: £1,775



Accommodation

Entrance hallway

The property is entered via front door with UPVC double glazed window with frosted inset glass. Skimmed walls and ceiling. Wood effect LVT flooring. Skimmed walls and ceiling. Decorative ceiling light. Radiator. Doors to all ground floor rooms.

Office

UPVC double glazed window to front. Could be used as playroom or spare bedroom. Carpeted flooring. Skimmed walls and ceiling. Decorative ceiling light. Radiator.

Kitchen/ Dining Room

Modern fitted kitchen with features to include; a range of wall and base units set under and over laminate worksurfaces. Inset 1.5 sink with drainer and mixer tap. Four ring gas hob with extractor hood over. Light coloured splashback. Electric oven. Washing machine. Integrated dishwasher behind matching decor panel. Intergrated fridge/freezer behind matching decor panel. French doors leading out to balcony. UPVC double glazed window to rear. Continuation of flooring from hallway. Skimmed walls and ceiling. Radiator. Two decorative ceiling lights. Understairs storage cupboard.

WC

Two piece suite in white comprising dual flush WC. Pedestal wash hand basin. Continuation of flooring from hallway. Skimmed walls and ceiling. Circular ceiling light. Extractor fan. Radiator.

First Floor

Landing

Stairs from ground floor hallway to first floor landing. Carpeted flooring. Skimmed walls and ceiling. Two decorative ceiling light. Radiator. Doors to all first floor rooms.

Living Room

UPVC double glazed door to Juliette Balcony over looking Waterfront. UPVC double glazed window to rear over looking Waterfront. Carpeted flooring. Skimmed walls and ceiling. Square decorative ceiling light. Radiator.

Master Bedroom

Two UPVC double glazed windows to the front. Carpeted flooring. Skimmed walls and ceiling. Decorative ceiling light. Radiator. Door to en suite.

En Suite Bathroom

Three piece suite in white comprising shower cubicle with shower head and tiled splashback. Low level WC. Pedestal wash hand basin. Wood effect LVT flooring. Part tiled walls. Further skimmed walls and ceiling. Pendant ceiling light. Extractor fan.

Second Floor

Landing

Carpeted flooring. Skimmed walls and ceiling. Decorative ceiling light. Access to loft via hatch. Storage cupboard. Doors to all second floor rooms.

Bedroom Two

Two UPVC double glazed windows overlooking the waterfront. Carpeted flooring. Skimmed walls and ceiling. Decorative ceiling light. Radiator. Storage cupboard.

Bedroom Three

Two UPVC double glazed windows to front. Carpeted flooring. Skimmed walls and ceiling. Decorative ceiling light. Radiator.

Bathroom

Three piece suite in white comprising panelled bath with taps. Low level WC. Pedestal wash hand basin. Wood effect LVT flooring. Part tiled walls. Further skimmed walls and ceiling. Pendant ceiling lighting. Extractor fan. Radiator.

Outside

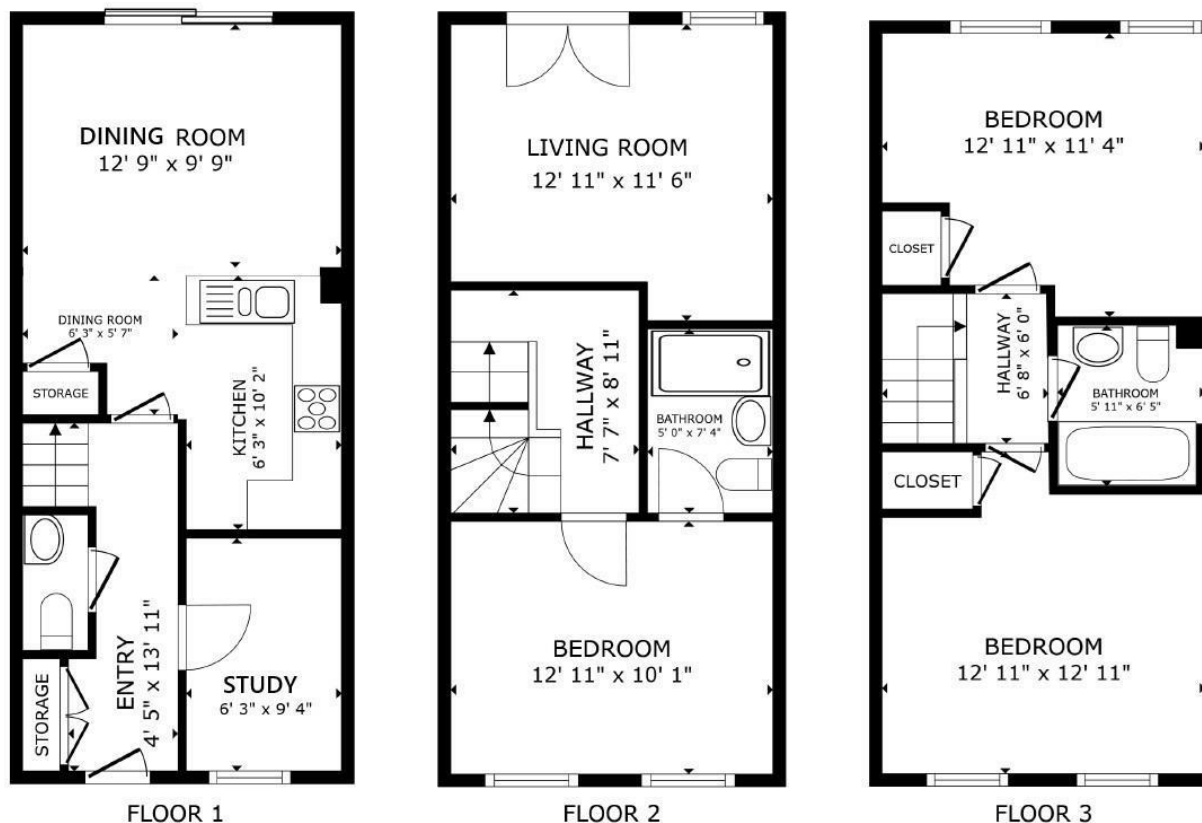
Off street parking to the front for two vehicles. The garden to the front is laid mainly to patio with gravel border. Feather edged fencing with gate accessing front garden and property.

Services

All mains services connected.







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GROSS INTERNAL AREA
FLOOR 1 382 sq.ft. FLOOR 2 388 sq.ft. FLOOR 3 384 sq.ft.
TOTAL : 1,153 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

