50 Ffordd Y Mileniwm

Barry, CF62 5BL

Price £340,000

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An extended four-bedroom townhouse situated on the popular waterfront development in Barry. The accommodation briefly comprises an entrance hall, kitchen, spacious living/dining room, and a W.C. to the ground floor. To the first floor are two bedrooms, including a generously sized second bedroom, together with a family bathroom. The second floor offers the principal bedroom with en-suite facilities and a further double bedroom. Externally, the property benefits from an enclosed rear garden and two allocated off-road parking spaces located to the rear.

The property is situated on the popular waterfront development and is within a short stroll of the beach and Barry Island's many local amenities including supermarkets, leisure facilities, schooling for all ages, restaurants and railway station. Furthermore the property is within walking distance of the Knap Gardens and lake, pebble beach, Watch Tower Bay, Romilly Park, coffee shops and cafés. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

Accommodation

Ground Floor

Entrance Hallway 6'4 x 17'2 (1.93m x 5.23m)
The property is entered via composite front door into hall. Skimmed walls and ceiling. Pendant ceiling lights. Decorative wood panelling. Radiator. Stairs lead up to first floor landing with understairs storage cupboard. Communicating doors to all ground floor rooms.

Kitchen 7'1 x 12'5 (2.16m x 3.78m)
Modern fitted kitchen with features to include a range of wall and base units set under and over worktops with matching upstands. 1.5 stainless steel sink and drainer with mixer tap. Integrated electric AEG oven and grill facility with four-ring gas hob. Stainless steel splashback and extractor hood over. Space for dishwasher. Space for fridge/freezer. Space for washing machine. Tiled flooring. Radiator. Skimmed walls and ceiling. Pendant ceiling light. Cupboard housing Ideal boiler. Window to front with plantation style shutters.

WC 6'2 x 3'5 (1.88m x 1.04m)
Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled splahsback. Skimmed walls and ceiling. Pendant ceiling light. Tiled flooring. Radiator.

Living Room 14'1 x 13'7 (4.29m x 4.14m)
Laminate flooring. Skimmed walls and ceiling. Pendant ceiling lights. Radiator behind decorative radiator cover. Opening through into dining room.

Dining Room 13'1 x 10'4 (3.99m x 3.15m)
Large UPVC double glazed windows to side elevation. Glazed sliding patio doors with full length glazed vision panels. open out onto rear garden. Laminate flooring. Skimmed walls and ceiling. Ceiling spotlighting.

First Floor

Landing 6'6 x 16'3 (1.98m x 4.95m)
Stairs from ground floor hall onto first floor landing. Fitted carpet. Skimmed walls and ceiling. Decorative wood panelling. Pendant ceiling lighting. Radiators. Communicating doors to all first floor rooms. Stairs to second floor landing.

Bedroom Two 16'6 x 12'7 (5.03m x 3.84m)
Good sized double bedroom. Large picture window to side with plantation style shutters. Further UPVC double glazed window to rear. Laminate flooring. Skimmed walls and ceiling. Pendant ceiling lights. Radiator.

Bedroom Four 7'1 x 9'4 (2.16m x 2.84m)
Good sized single bedroom currently in use as office. UPVC double glazed window to front elevation with plantation style shutters. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lights. Radiator

Family Bathroom 7'1 x 5'5 (2.16m x 1.65m)
Modern three piece suite in white comprising a panelled bath shower head attachment and mixer tap. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled and part skimmed walls. Skimmed ceiling. Pendant ceiling light. Tiled flooring. Radiator.

Second Floor

Landing 3'6 x 6'5 (1.07m x 1.96m)
Stairs from first floor hall onto second floor landing. Fitted carpet. Skimmed walls and ceiling. Decorative wood panelling. Pendant ceiling lighting. Radiator. Communicating doors to all second floor rooms. Storage cupboard housing hot water tank and shelving. Access to loft via hatch.

Master Bedroom 14'1 x 12'8 (4.29m x 3.86m)
UPVC double glazed window to rear elevation. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lights. Radiator. Built in double wardrobe. Door to en suite.

En Suite Shower Room 6'9 x 4'8 (2.06m x 1.42m)
Modern three piece suite in white comprising shower cubicle witg shower head attachment set behind sliding glazed shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled and skimmed walls. Skimmed ceiling. Pendant ceiling light. Tiled flooring. Radiator.

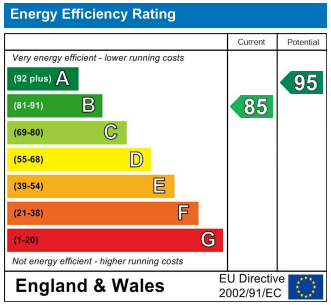
Bedroom Three 14'1 x 9'4 (4.29m x 2.84m)
Large UPVC double glazed window to front elevation with plantation style shutters. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lights. Radiator. Storage cupbaord.

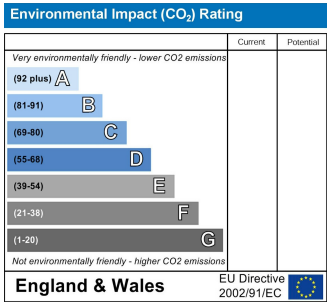
Outside
Set on a lovely corner plot. The front has a paved path leading to front door. Surrounded by hedging. Slate to side. Brick and wooden fencing boundary offering privacy. Gate offering access to the rear. Further gate to side access. Paved path from dining room. The rear garden is mainly laid to lawn for ease of maintenance. Two allocated off road parking spaces.

Services
All mains services connected to the property. Central heating via gas boiler.

GROSS INTERNAL AREA
FLOOR 1: 635 sq.ft, FLOOR 2: 484 sq.ft, FLOOR 3: 474 sq.ft
TOTAL: 1593 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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