

34 Ffordd Wallace

Barry, CF63 4RX

Price £385,000

HARRIS & BIRT

 4  2  2

An attractive four bedroom townhouse located in a desirable position on the waters edge within the popular waterfront development in Barry. The accommodation briefly comprises; entrance hallway, living room, WC, and kitchen/diner on the ground floor. To the first floor are two double bedrooms and a family bathroom. The second floor offers two further double bedrooms, one with a Jack &Jill en suite to the landing. Outside enjoys the benefit of off road parking for several vehicles and an enclosed rear garden with uninterrupted waterfront views.

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.

- Modern Town House
- Versatile Accommodation
- Off Road Driveway Parking
- Close To local Amenities
- EPC Rating: B
- End of Terrace
- Wonderful Uninterrupted Waterfront Views
- Popular Location
- Good Transport Links

Accomodation

Ground Floor

Entrance Hall 5'1 x 13'8 (1.55m x 4.17m)
The property is entered via solid front door with obscure glazed panel into entrance hall. Stairs to first floor. Large form floor tiles. Radiator. Central pendant ceiling light. Doors to all ground floor rooms.

Kitchen/Dining Room 12'3 x 13'0 (3.73m x 3.96m)
Modern fitted shaker style kitchen in grey with features to include; range of walls and base units with marble effect laminate worksurfaces and matching upstands, inset 1.5 bowl sink with curved mixer tap and drainage grooves, counter top 4 ring induction hob with glass splashback electric extractor fan over and electric fan assisted oven under. Undercounter integrated dishwasher with matching decor door. Undercounter integrated washer/dryer with matching decor door. Integrated fridge/freezer behind matching decor door. Bi-fold doors opening onto rear garden. Further large window to side. Wall mounted cupboard housing Ideal Logik gas boiler. Bi-fold doors opening out onto rear garden. Space for table and chairs. Radiator. Ceiling spotlight and decorative pendant lighting. Continuation of flooring from hall.

WC 2'10 x 5'4 (0.86m x 1.63m)
Two piece suite in white compirsing low level dual flush WC and pedestal wash hand basin with tiled splashback. Continuation of flooring from hall. Radiator. Ceiling spotlights.

Living Room 12'3 x 13'0 (3.73m x 3.96m)
Dual aspect windows to front and side. Fitted carpet. Radiator. Pendant ceiling light.

First Floor

Landing 8'3 x 7'8 (2.51m x 2.34m)
Half turn staircase from ground floor to landing. Fitted carpet. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Bedroom Three 12'3 x 13'0 (3.73m x 3.96m)
Currently in use as a living room with double doors opening to Juliette balcony enjoying wonderful waterfront views to rear and side. Fitted carpet. Radiator. Central pendant ceiling light.

Bedroom Four 10'11 x 13'0 (3.33m x 3.96m)
Double doors with Juliette balcony onto side. Further large window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Family Bathroom 6'5 x 5'8 (1.96m x 1.73m)
Modern three piece suite in white with features to include; panel bath with mixer tap, low level dual flush WC, pedestal wash hand basin with mixer tap. Obscure glazed window to side. Part tiled walls. Tile effect vinyl floor. Radiator. Ceiling spotlight. Shaving point. Extractor fan.

Second Floor

Landing 5'6 x 5'10 (1.68m x 1.78m)
Half turn staircase from first floor onto second floor landing. Fitted carpet. Loft access hatch. Pendant ceiling light. Recessed storage cupboard. Doors to all second floor rooms.

Bedroom One 16'4 x 13'0 (4.98m x 3.96m)
Double doors opening onto Juliette balcony offering wonderful waterfront views to the rear. Further window to side. Fitted carpet. Recessed storage cupboard. Radiator. Central pendant ceiling light. Door to;

En Suite 7'8 x 5'4 (2.34m x 1.63m)
Modern jack and jill en suite with features to include; fully tiled shower cubicle with wall mounted mains connected shower and sliding door, low level dual flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to side. Tile effect vinyl floor. Radiator. Ceiling spotlights. Extractor fan. Door to landing.

Bedroom Two 9'1 x 13'0 (2.77m x 3.96m)
Large window overlooking rear. Further window to side. Fitted carpet. Radiator. Pendant ceiling light.

Outside
The property benefits from a tarmac drive to the side offering off road parking for several vehicles. Pedestrian gate offers access to the rear garden. The rear garden is mostly laid to lawn with an area of patio accessed from the kitchen. Fence and wall boundaries to the side, wrought iron open railings to the rear.

Services
All mains services connect to the property. Gas central heating via boiler housed to kitchen. UPVC double glazing throughout.

Directions
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Look what I Made









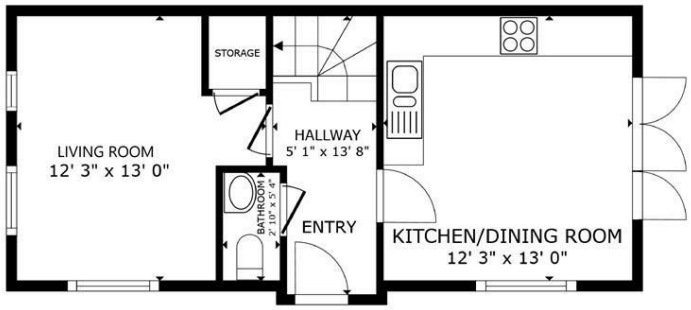




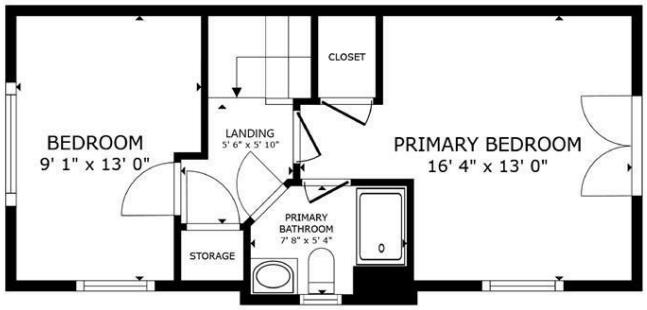

Noah
Luca
Spooky



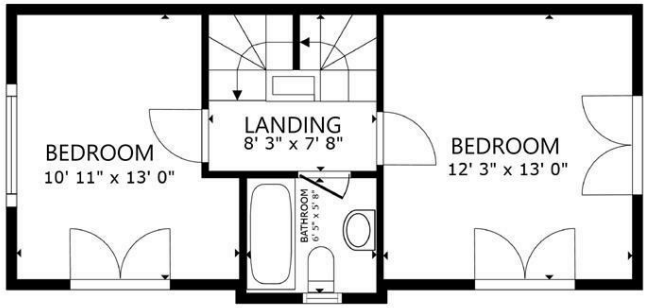




FLOOR 1



FLOOR 3



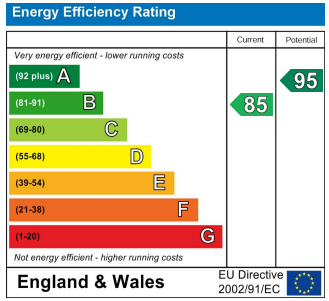
FLOOR 2

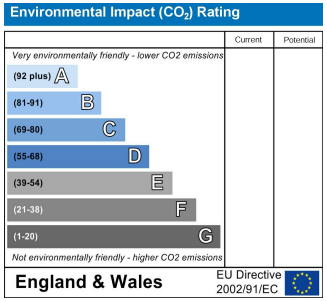
GROSS INTERNAL AREA
FLOOR 1 397 sq.ft. FLOOR 2 398 sq.ft. FLOOR 3 399 sq.ft.
TOTAL : 1,194 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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