



# 78 Ffordd Darwin

Barry, CF63 4RS

Offers Over £300,000

HARRIS & BIRT



An excellent opportunity to purchase this three bedroom, modern, townhouse situated on the popular waterfront development in Barry. The accommodation briefly comprises; entrance hallway, sitting room, cloakroom, open plan kitchen/dining room to the ground floor. To the first floor is the master bedroom with an en suite and a good sized living room. The second floor offers two further double bedrooms, and a family bathroom. There are two parking spaces to the front and a lovely low maintenance, private rear garden.

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 Porch 3'10" x 3'0" (1.18 x 0.93)

The property is entered via front door with UPVC double glazed window with frosted inset glass. Skimmed walls and ceiling. Space for shoes and cloaks. Wood effect herringbone LVT flooring. Door through into hall.

#### Entrance Hallway 6'1" x 13'6" (1.86 x 4.12)

Continuation of flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Doors to all ground floor rooms.

#### Sitting Room/Bedroom Four 8'9" x 9'8" (2.69 x 2.96)

UPVC double glazed window to front. Currently in use as bedroom four. Continuation of flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Kitchen/Dining Room 12'11" x 13'2" max (3.96 x 4.03 max)

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. Stainless steel splashback. Electric oven. Integrated washing machine behind matching decor panel. Integrated dishwasher behind matching decor panel. Space for freestanding fridge/freezer. French doors leading out to garden. UPVC double glazed window to rear. Continuation of flooring from hallway. Skimmed walls and ceiling. Radiator. Understairs storage cupboard.

#### WC 5'1" x 3'4" (1.55 x 1.03)

Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin. Tiled flooring. Skimmed walls and ceiling. Pendant ceiling light. Extractor fan. Radiator.

### First Floor

#### Landing

Stairs from ground floor hallway to first floor landing. Wood effect herringbone LVT flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Large UPVC double glazed windows facing out onto waterfront. Doors to all first floor rooms.

#### Living Room 12'11" x 16'10" (3.96 x 5.15)

UPVC double glazed window to front. Media wall. Understairs storage. LVT flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Master Bedroom 12'11" x 9'8" (3.96 x 2.96)

Two UPVC double glazed windows to the rear. Carpeted flooring. Skimmed walls and ceiling. Pendant 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. Tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Pendant ceiling light. Extractor fan.

### Second Floor

#### Landing 3'11" x 10'3" (1.20 x 3.13)

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

#### Bedroom Two 13'0" x 9'10" (3.97 x 3.01)

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

#### Bedroom Three 12'11" x 9'8" (3.96 x 2.96)

Two UPVC double glazed windows to rear. Carpeted flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bathroom 5'11" x 6'8" (1.82 x 2.04)

Three piece suite in white comprising panelled bath with taps and shower head. Low level WC. Pedestal wash hand basin. Tiled 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 rear is laid mainly to artificial lawn. Decked area to rear great for outside entertaining. Patio laid pathway. Feather edged fencing. Wooden garden shed. Side access from front.

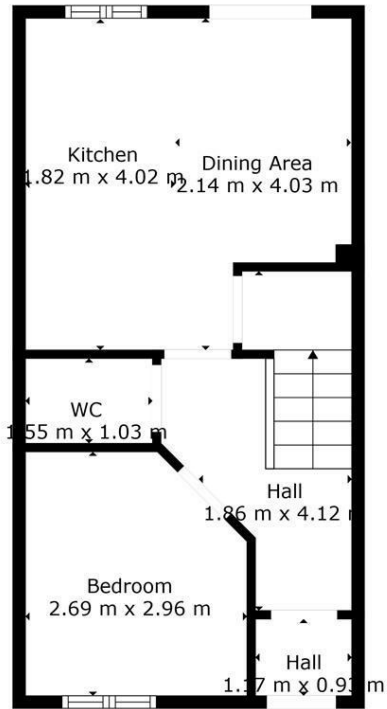
### Services

All mains services connected.

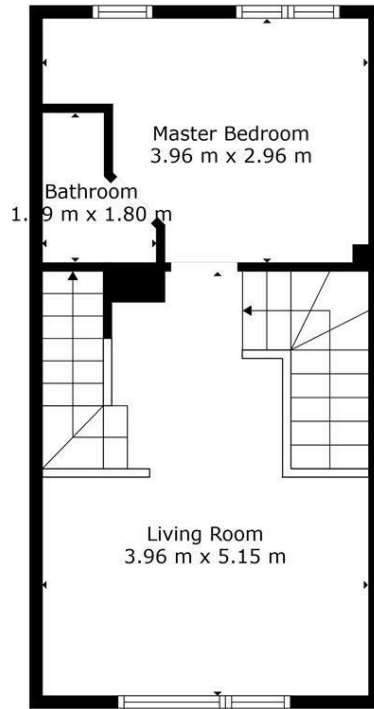


Where the  
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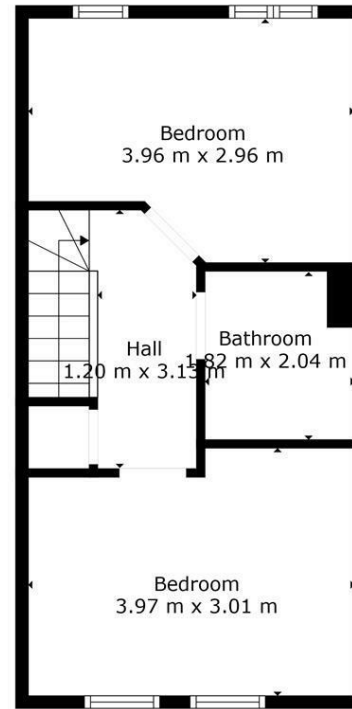




Floor 1



Floor 2



Floor 3

**TOTAL: 99 m2**  
 FLOOR 1: 33 m2, FLOOR 2: 33 m2, FLOOR 3: 33 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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