



18 Ffordd Y Dociau, Barry CF62 5BN £280,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

****NO FORWARDING CHAIN**** Nestled in the charming area of Ffordd Y Dociau, Barry, this well-presented end terrace house offers a delightful blend of comfort and convenience. With three spacious bedrooms and two bathrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by a bright entrance hallway that leads to a modern fitted kitchen/dining, which overlooks the front elevation, making it an ideal spot for family meals. The ground floor also features a living room that boasts French doors, seamlessly connecting the indoor space to a level garden, perfect for outdoor entertaining or relaxation, the ground floor also benefits from a w.c. cloakroom.

The first floor comprises two well-sized bedrooms and a family bathroom, providing ample accommodation for family or guests. Ascend to the second floor to discover a spacious master bedroom, complete with an en-suite shower room, offering a private retreat for the homeowner.

Externally, the property is designed for low maintenance, with the front garden adorned with slate clippings, while the rear garden is enclosed with patio area planted established shrubbery, providing a safe space. Side access via an outbuilding adds to the practicality of the outdoor space.

Allocated parking is positioned to the rear of the property with space for two vehicles, and the location is ideally placed within walking distance to Asda, Barry Island beach, and various local amenities and public transport options. This property truly encapsulates modern living in a desirable area, making it a must-see for potential buyers or renters alike.



FRONT

Block paved pathway, planted established shrubbery to the side. Composite front door leading to the entrance hallway. Side access to rear garden. Two Allocated parking bays to the rear of the property.

Entrance Hallway

5'00 x 5'10 (1.52m x 1.78m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Porcelain tiled flooring. Fitted carpet staircase rising to the first floor. Wall mounted radiator. Composite front door with obscured glass insert. Wood panelled door leading through to the kitchen / dining.

Kitchen / Dining

10'06 x 17'03 (3.20m x 5.26m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed windows to the front and side elevations. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Stainless steel 1 1/2 bowl sink. Integrated four ring gas hob, integrated oven, stainless steel cooker hood and splashback. Porcelain tiled metro style splashback's. Integrated fridge / freezer, integrated washing machine. Wall mounted housed combination boiler. Ample room for dining furniture. Wood panelled door leading through to the living room. A further wood panelled doors leading to the entrance hallway and W.C. Cloakroom.

Living Room

11'04 x 13'11 (3.45m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors with side windows leading out to the rear garden. Wood panelled door leading through to the living / dining room.

W.C Cloakroom

3'00 x 5'02 (0.91m x 1.57m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Porcelain tiled flooring. Ceramic tiled splashbacks. Wall mounted radiator. Pedestal wash hand basin, close coupled toilet.

FIRST FLOOR

First Floor Landing

6'06 x 12'09 (1.98m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to bedrooms two and three. A further wood panelled doors leading to the family bathroom, and inner landing.

Bedroom Two

11'05 x 11'08 (3.48m x 3.56m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Access to built-in wardrobes and airing cupboard. Wood panelled door leading through to the first floor landing.

Bedroom Three

7'02 x 10'10 (2.18m x 3.30m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

Family Bathroom

6'02 x 7'01 (1.88m x 2.16m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls - part ceramic tiled. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

Inner Hallway

4'02 x 6'06 (1.27m x 1.98m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing. Fitted carpet staircase rising to the second floor master bedroom.

SECOND FLOOR

Bedroom One

9'06 x 23'02 (2.90m x 7.06m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed Velux window to the rear. Access to two built-in wardrobes. Wood panelled door leading to an en-suite shower room. Fitted carpet staircase descending to the first-floor landing.

En-Suite

4'07 x 9'04 (1.40m x 2.84m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls - part porcelain tiled. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed Velux window to the rear. Pedestal wash hand basin. Close coupled toilet. Double shower with electric shower overhead. Wood panelled door leading through to the master bedroom.

REAR

Enclosed rear garden with laid sandstone paved patio with UPVC double glazed French doors leading to the living room. Planted established shrubbery edged with sleepers. Laid decorative slate chippings. Feather edged fencing surrounding. Access to outbuilding with access to front.

COUNCIL TAX

Council tax band E

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MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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