



£220,000

Mariners Walk, Barry

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING
- IDEAL LOCATION FOR BARRY ISLAND AND THE GOODSHEDS
- SOUTH FACING ENCLOSED GARDEN
- NHBC WARRANTY REMAINING

Main Particulars

Botham Williams are excited to share this lovely modern mid-link property offered with NO ONWARD CHAIN and situated in the highly desirable Waterfront development. This property is within walking distance to Barry Island, the Knapp, The Goodsheds, supermarkets, doctors surgeries, schools and two train stations with easy access to Cardiff. It really is in the perfect location.

The accommodation briefly comprises of an entrance hallway, downstairs w/c, store cupboard with plumbing for a washing machine, a modern kitchen, open plan living room with double French doors leading out to a low maintenance, south facing garden with shed. Then to the first floor a master bedroom, second double bedroom and family bathroom with shower to the first floor. The whole house benefits from UPVC double glazing and gas central heating via combination boiler. The front of the property has one allocated parking space. There is also NHBC Warranty remaining.

Entrance.

Via a composite front door with opaque glazing into a hallway with laminate flooring and smooth plastered walls. To the left is a door to the downstairs WC and to the right is a store cupboard which has plumbing for a washing machine. Concealed Ideal combination boiler.

Cloakroom/WC.

The laminate flooring continues in the Cloakroom/WC. It comprises of a low level WC, pedestal wash hand basin with splash back tiled area, smooth walls and ceiling, high level fuse box plus radiator. There is a UPVC opaque window to front allowing for natural light to flow through.

Kitchen/Lounge 18' 2" x 13' 2" (5.54m x 4.01m)

With the continuation of the flooring from the hallway the kitchen has a modern range of eye level and base units with complementing worktops, inset one and a half bowl stainless steel sink unit with mixer tap. There is an inset gas hob and electric oven with cooker hood over. Space for tall fridge/freezer, smooth walls and ceiling.

Lounge

A well presented open plan lounge/kitchen with laminate floor throughout, with smooth walls and ceiling, French style double opening doors to the rear garden plus radiator.

First Floor.

Landing.

A carpeted staircase leads up to the first floor, continuation of the smooth walls, smoke detector, loft access which is boarded plus radiator. Doors lead off to the two bedrooms and bathroom.

Bedroom One 13' 2" x 7' 9" (4.01m x 2.36m)

A bright room located at the front of the property. The room is carpeted, with a front aspect window, smooth walls and ceiling plus a radiator.

Bedroom Two 13' 2" x 8' 6" (4.01m x 2.62m)

A second double room located at the back of the property which has a UPVC window overlooking the rear garden. This room is also carpeted with smooth walls and ceiling plus radiator. This room benefits from inbuilt storage.

Bathroom

A modern family bathroom with a white suite comprising a panelled bath with a glass shower screen and thermostatic shower over. Pedestal wash hand basin, low level WC and tiled areas. Smooth walls and ceiling plus extractor and radiator.

Front Garden.

A low maintenance garden with one allocated parking space.

Rear Garden.

A southerly garden of low maintenance enclosed by timber fencing with slate stone patio and planters. Garden shed and gate to the rear of the property. Outside tap.



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