



£310,000

Lon Y Rheilffordd, Barry

Terraced House | 3 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- EPC RATING B
- SHOWHOME STANDARD
- AMAZING LOCATION
NEAR THE BEACH
- 3 LARGE BEDROOMS
- 3 TOILETS
- 2 ALLOCATED CAR SPACES
- 5 YEARS NHBC
WARRANTY REMAINING
- WHITMORE HIGH
SCHOOL CATCHMENT

Property Description

"We absolutely love this house, and are so sad to be outgrowing it! It's been the perfect family home for us and our 2 littles. Great sized rooms and lovingly designed upgrades and decor throughout. It's a quiet street with lovely neighbours, fast internet, and great parking. The location is perfect! Park and green space right outside our front door, with another 3 parks accessible within minutes. 5 mins to beach, Goodsheds, and the supermarket. Hope the next people to live here love it as much as we do."

Main Particulars

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Botham Williams are so excited to share this stunning modern waterfront property. The development is a stones throw away from the beach, The Goodsheds and lots of other local amenities such as schools, doctors and a dentist.

This end of terrace house really has to be viewed to be appreciated. You enter via the ground floor to a generous modern kitchen, there is a downstairs WC and living room at the back of the property with French doors leading out to the garden. The first floor has a large double bedroom at the back of the property with views across the garden, a family bathroom and bedroom three. There is then a small workspace and stairs up to the show stopping second floor. The master bedroom spans the whole house and gains from having high vaulted ceilings, Velux windows, views across the front and the back of the property as well as having its own en suite. 5 Year remaining NHBC Warranty.

Front - A Driveway for two cars. Composite double glazed front door to entrance hallway. Side access to the property. Situated in front of green space.

Ground floor

Entry Hall 1.5 x 1.6m

Entered via a composite front door into a light and airy hallway with storage space. Karndean LVT flooring runs throughout the whole of the ground floor for a seamless look.

Kitchen 5.3 x 3.2m

A beautiful modern kitchen that has ample base and wall units. Laminate worktops, integrated four ring gas hob, integrated cooker hood, integrated oven with stainless steel splashback. Integrated fridge freezer, dishwasher and washing machine. Stainless steel sink in front of the window looking out to the front elevation. Smooth plastered walls and LED spotlights. Under stairs storage space accessed via the Kitchen. Space for dining table in the centre of the kitchen. Karndean LVT flooring.

Living Room 3.5 x 4.3m

Leading on from the kitchen is a spacious room to the rear of the property with double French UPVC doors leading out to the garden. Smoothly plastered walls and ceiling, wall mounted radiator and Karndean LVT flooring.

WC 1.7 x 0.9m

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, Karndean LVT flooring, wall mounted radiator. Ceramic tiled splashbacks. Close coupled toilet, pedestal wash hand basin and wall mounted vanity mirror unit. Wooden door leading to the dining room.

First Floor

Landing 950 (W) x 2 x 3.9m (L shape, exc. stairwell)

Carpeted stairs to the first floor landing which leads to bedroom one, bedroom two the family bathroom and study. Wall mounted radiator and double electrical sockets.

Bedroom two 3.6 x 3.5m (exc. built in wardrobe and store)

Beautifully decorated large double bedroom with uPVC windows to rear elevation and wall mounted radiator beneath. Carpeted floor and smoothly plastered walls. Light fitting in centre of ceiling with spot lights to either side. Built in fitted wardrobes and storage cupboard.

Bedroom three 2.1 x 3.3m

Light and airy double bedroom with UPVC window to the front elevation with wall mounted radiator underneath. Smoothly plastered walls and carpeted floor. Light fitting to centre of ceiling. Plenty of space for furniture including wardrobe and chest of drawers. Double electrical sockets.

Family Bathroom

Pristine white suite comprising of WC, sink and bath with overhead shower and glass shower screen with tiled wall. Partially tiled and plastered wall behind WC and sink with shelf. Light fitting in centre of ceiling with additional spotlights fitted. Wood effect laminate vinyl flooring.

Landing 2 2 x 1.3m

Carpeted flooring and stairs leading to master suite on second floor. UPVC window to front elevation with wall mounted radiator underneath. Space for desk and shelving unit. Double electrical sockets.

Second Floor

Master Bedroom 3.3m x 6m (exc. Stairwell)

Fantastic use of space with an impressive master bedroom. Smoothly plastered walls and carpeted floor. Space for chest of drawers and dressing table. Wall mounted lights and double UPVC window to front elevation with wall mounted radiator beneath. Doors leading to two built in wardrobes with small Velux window in between on rear elevation. Door leading to en suite.

Master En suite 1.4m x 2.3m

Fully tiled en suite with WC, sink and walk in shower with glass shower screen. Velux window to rear elevation. Wood effect vinyl flooring and spotlights fitted in ceiling. Space for storage furniture.

Garden 7m x 4.9m

Enclosed rear garden leading from downstairs living room through UPVC French doors on to well maintained paving slabs, turf and then to a decking area towards the rear of the garden. Fencing to the sides and rear. Storage unit. External double plug socket and tap. A total suntrap!



Telephone: 01446 488288



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