



£280,000 Offers Over

Mariners Walk, Barry

Terraced House | 3 Bedrooms | 2 Bathrooms

01446 488288

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# Step Inside

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## Key Features

- OFF ROAD PARKING
- WATERFRONT LOCATION
- SOUTH FACING REAR GARDEN
- SHOW HOME STANDARD
- THREE BEDROOMS
- WALKING DISTANCE TO BEACH AND GOODSHEDS

## Property Description

"I purchased this home brand new just over 7 years ago and it was my first ever home of my own so it holds a special place in my heart. It's been a hard decision to sell as I love everything about it but now I'm looking to relocate. I have always felt safe, the local community are friendly and supportive and I couldn't ask for better neighbours! It's perfect for a single person, couple or small family. I hope you love it as much as I do." Botham Willliams are very excited to share this impeccably decorated and show home standard three bedroom property situated in the desirable location of Barry Waterfront. The property benefits from its close proximity to Barry Island and the Goodsheds whilst also having the luxury of being located within a quiet family friendly development. It is a short 12 minute walk to Barry Island train station as well as bus links into Cardiff. It is also a stone's throw from the brand new Ysgol Gymraeg Sant Baruc.

## Main Particulars

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The ground floor comprises entrance way, kitchen with breakfast bar, WC and lounge leading out to the rear enclosed south facing garden. First floor leads to the master which benefits from an ample sized en suite including built in wardrobe, bedroom two with built in wardrobe, bedroom three as well as the family bathroom.

Entrance way - 4.75m (l) x 1.57m (w)

Upon entering the property through the composite front door you are greeted with a light filled entrance way which leads to the kitchen, WC as well as lounge area with LVT flooring throughout. Double electrical sockets, 2 light fittings, under stairs cupboard. Radiator. Carpeted stairs leading to first floor. Smoothly plastered walls.

Kitchen - 3.43m (l) x 2.58m (w)

Breakfast bar with seating area and light fitting above and wall mounted radiator below. UPVC window to front elevation with slatted blinds. Gas hob with stainless steel

splash back and extractor fan above and integrated electric oven beneath. Stainless steel 1.5 sink. Space for washing machine and fridge freezer. Laminate wood effect worktops and partially tiled walls. 3 x double sockets. Matching over and under cupboards with boiler enclosed within. LVT flooring.

WC - 1.88m (l) x 1.03m (w)

Toilet and basin. Wall mounted radiator. Wall mounted mirror above glass shelf. LVT flooring.

Lounge - 4.70m (l) x 3.22m (w)

Feature wallpaper on media wall to side elevation with electric fireplace and wooden effect floating mantle piece. Carpeted. Radiator to rear elevation. Two light fittings. Plastered walls. Double socket. Double UPVC patio doors leading to rear garden with added side lights and top opening windows.

First floor

Landing

Carpeted stairs leading to first floor landing area giving access to all three bedrooms and family bathroom. Double socket. Light fitting. Wall mounted radiator. Loft access to boarded loft space. Plastered walls.

Master bedroom - 2.44m (l) x 3.01m (w)

Built in wardrobe. Carpeted. UPVC window to front elevation with slatted blinds and wall mounted radiator beneath. Light fitting. 3 x double sockets. Plastered walls. Doorway to en suite.

Ensuite - 1.76m (l) x 1.65m (w)

LVT flooring. WC, sink and electric shower. UPVC window to front elevation. Light fitting. Partially tiled walls. Towel rail. Shaver socket.

Bedroom 2 - 3.22m (l) x 2.60m (w)

Built in wardrobe. UPVC window to rear elevation. Feature wall to side elevation. Light fitting. 2 x double sockets. Carpeted. Wall mounted radiator.

Bedroom 3 - 3.21m (l) x 2.00m (w)

Carpeted. 3 x double sockets. Wall mounted radiator. UPVC window to rear elevation . Light fitting. Plastered walls.

Bathroom - 2.03m (l) x 1.71m (w)

Bath, sink and WC. Vinyl flooring. Partially tiled walls. Light fitting. Wall mounted mirrored cupboard. Wall mounted towel rail and radiator. Shaver socket.

Outside

Front

Off road parking and composite front door.

Rear

South facing enclosed rear garden with porcelain paving slabs and artificial grass. Outside tap. Fenced with gate to give side access.



Telephone: 01446 488288



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