



£315,000

Mariners Walk, Barry

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful 3 Bedroom house
- Amazing location near the beach and Goodsheds
- Energy efficient with an EPC Rating B
- 3 Toilets
- 2 Allocated Parking Spaces and Garage
- Whitmore High Catchment

## Property Description

Botham Williams are so excited to share this stunning modern waterfront property. This contemporary detached home, built by Taylor Wimpey, is located in the sought-after Quays Development. 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.

## Main Particulars

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The property was completed in 2015 and still benefits from the remaining NHBC guarantee. It features an entrance hallway, a spacious living room, a convenient w.c./cloakroom, and a modern kitchen/diner with French doors that open to the rear garden.

On the first floor, you'll find two generously-sized double bedrooms, including a master bedroom with an en-suite bathroom. There's also a single bedroom that could double as an office, and a stylish family bathroom.

Outside, the front of the property boasts two designated parking spaces and a landscaped area with shrubs. The rear garden is level and includes a contemporary patio area, a wooden storage shed, and side access.

### Front

Astroturf, surrounded by lush shrubbery and decorative shingle, guides you along a paved pathway to a double-glazed composite front door, which opens into the inviting entrance hallway.

### Entrance Hallway (3.28m X 2.26m (10'9 X 7'5))

The hallway boasts smooth plastered ceilings and walls, complemented by ceramic tiled flooring. Wooden doors lead to the kitchen, lounge, and WC, while a convenient storage cupboard houses the utility meters.

### Lounge (5.11m X 3.12m (16'9 X 10'3))

Smooth plastered ceiling and walls create a modern look, while the room is fully carpeted. A UPVC double glazed window offers a view of the front garden and side elevation, providing plenty of natural light.

#### Kitchen/Dining Area (3.20m X 5.18m (10'6 X 17'0))

Smooth plastered ceiling and walls maintain a contemporary feel, while the tiled flooring seamlessly extends throughout the space. Natural light streams in through a UPVC double glazed window with views of the front garden, and French doors open to the rear garden, creating a bright and airy atmosphere. There's ample room for dining in this area.

The kitchen is equipped with fully fitted base and wall mounted units for storage convenience. It offers space for a washing machine and a slim dishwasher, along with a built-in electric oven and hob, complete with an overhead extractor fan. Additionally, there's room for a fridge freezer, and a stainless steel sink adds a touch of modern style to the space.

#### W.C (1.85m X 0.97m (6'1 X 3'2))

Smooth plastered ceilings and walls maintain a contemporary aesthetic, while the ceramic tile flooring seamlessly flows through the space. The bathroom features a close-coupled toilet, a pedestal wash hand basin with a ceramic tile splashback for a clean and modern look.

#### First Floor

##### Landing

A fitted carpeted staircase leads to the first floor, where smooth plastered ceilings and walls continue the modern theme. The floor is carpeted, and an attic hatch provides access to the attic space. Doors lead to the bedrooms and the family bathroom, creating a well-connected layout.

#### Master Bedroom (3.94m X 3.12m (12'11 X 10'3))

Smooth plastered ceilings and walls maintain a contemporary appearance, while the comfortable fitted carpet flooring adds warmth to the room. A UPVC double glazed window offers views of the front garden, and there's a built-in wardrobe for extra storage. Additionally, there's a door that leads to the ensuite bathroom for added privacy and convenience.

#### En-Suite (3.05m X 1.24m (10'0 X 4'1))

Smooth plastered ceilings and walls continue the modern look, while the porcelain tile flooring provides a sleek and clean surface. A ceramic tile splashback adds style to the room. The ensuite bathroom features a separate shower cubicle with an electric shower for a refreshing start to the day. It also includes a close-coupled toilet, a pedestal wash hand basin.

#### Bedroom Two (3.33m X 2.92m (10'11 X 9'7))

Another double bedroom with Smooth plastered ceilings and carpeted floor. A built-in wardrobe provides convenient storage, and a UPVC double glazed window offers views of the rear garden and side elevation, filling the room with natural light.

#### Bedroom Three (3.15m X 2.21m (10'4 X 7'3))

A single room featuring smooth plastered ceilings and walls for a modern touch, laminate flooring providing a sleek and practical surface, and a UPVC double glazed window offering a view of the rear garden.

#### Family Bathroom (2.06m X 1.85m (6'9 X 6'1))

Smooth plastered ceilings and walls create a modern feel in this bathroom. A ceramic tile splashback enhances the aesthetic, and the ceramic tile flooring adds a clean and stylish touch. The presence of an obscured glass UPVC double glazed window ensures privacy while allowing natural light to filter in from the rear garden. The bathroom is equipped with a close-coupled toilet, a pedestal wash hand basin, and a bath with a shower overhead.

#### Rear

The garden is enclosed, featuring a combination of patio slabs with Astroturf, creating a low-maintenance yet inviting outdoor space. Lush shrubbery surrounds the area, adding a touch of greenery. There's ample space for a garden shed for storage needs. A rear gate provides access to the side, and there's off-road parking available, complete with a single detached garage that includes full power.





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