



£225,000

Meadow Vale, Barry

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01446 488288

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williams  
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# Step Inside

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## Key Features

- Modernised
- Two Bedrooms
- South Facing Rear Garden
- Allocated off road parking
- Great First Time Buy or Investment Property
- Quiet Cul-de-Sac Location
- Close to M4 Link Road and Cardiff



## Property Description

Botham Williams is excited to bring to market impeccably presented two bedroom semi detached property, nestled in a peaceful cul-de-sac, and conveniently situated near the link road leading to the M4 motorway, offering seamless access to Cardiff as well as local amenities including nearby supermarkets, schools, and public transportation.

## Main Particulars

Botham Williams is excited to bring to market impeccably presented two bedroom semi detached property, nestled in a peaceful cul-de-sac, and conveniently situated near the link road leading to the M4 motorway, offering seamless access to Cardiff as well as local amenities including nearby supermarkets, schools, and public transportation.

Comprising a porch, a tastefully adorned front-facing lounge, and a contemporary fitted kitchen/dining area that opens onto the rear garden, the ground floor layout is both practical and welcoming.

To the first floor, you'll discover a generously proportioned master bedroom, an additional spacious double bedroom and a family bathroom.

Outside, the property boasts a delightful front garden enclosed by a charming fence, complemented by two designated parking spaces. The south-facing rear garden, enclosed for privacy, features a neatly manicured lawn and convenient side access.

This is the perfect property for first time buyers and investors alike with great rental prospects.

### Front

At the front of the property, you'll be greeted by the practicality of two allocated off-road parking spaces. A fenced front garden adds a touch of greenery, complete with a neatly trimmed lawn and a pathway leading to the inviting front door and porch

### Entrance Porch (1.65m x 1.27m)

Upon entering the property, you'll find a convenient and inviting porch that serves as the perfect spot for storing shoes, coats, and additional belongings. Door leading to main living space.

#### Living Room (4.41m x 4.41m)

A spacious and inviting living room which boasts a large double-glazed window overlooking the front of the property, with a radiator positioned underneath. Carpeted flooring which follows on to the stairs leading to the first floor. A doorway seamlessly connects to the kitchen/dining room.

#### Kitchen/Diner (4.40m x 2.96m)

The kitchen features coordinated wall and base units, harmonizing with the complementary worktops for a cohesive look. A window at the rear brightens the space, while provisions are made for a washing machine and fridge freezer. An electric hob, paired with an extractor fan above, completes the functional and stylish cooking area

Flowing in from the kitchen, there's a dedicated dining area, providing a distinct space for meals and gatherings. This area conveniently connects to the rear garden through a door, offering easy access for outdoor dining or relaxation.

#### First Floor

##### Landing

The carpeted stairs leads to the first floor granting access to both bedrooms and the family bathroom. Additionally, this landing offers entry to the attic space and a useful airing cupboard, offering additional storage solutions.

#### Bedroom 1 (4.41m x 3.49m)

Positioned at the front of the house, the largest bedroom offers ample space to accommodate a generously sized king bed along with additional bedroom furnishings such as wardrobes and a dressing table. Large window overlooking the front garden.

#### Bedroom 2 (2.97m x 2.43m)

Located at the rear of the house, the second bedroom boasts a peaceful outlook onto the rear garden. Adding to its functionality, this bedroom comes complete with a built-in wardrobe, providing ample storage.

#### Bathroom (2.11m x 1.88m)

In the family bathroom, you'll find a combination bath and shower, accompanied by a standalone sink and WC for added functionality. The space is elegantly tiled and benefits from natural light streaming in through the rear window.

## Rear

The fully enclosed south-facing garden offers privacy and ample sunlight. A gate provides convenient side access, while a patio area and well-maintained lawn presents the perfect spot for outdoor seating and entertaining. Additionally, a garden shed offers practical storage solutions for tools and equipment. Botham Williams is excited to bring to market impeccably presented two bedroom semi detached property, nestled in a peaceful cul-de-sac, and conveniently situated near the link road leading to the M4 motorway, offering seamless access to Cardiff as well as local amenities including nearby supermarkets, schools, and public transportation.

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