



£297,500

Lon Y Rheilfordd

Town House | 3 Bedrooms | 2 Bathrooms

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williams  
est. 1996

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# Step Inside

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## Key Features

- Beautiful townhouse with 3 double bedrooms
- Two allocated parking spaces
- Energy efficient with an EPC Rating B
- Larger than average South East facing rear garden
- Amazing location near the beach and Goodsheds
- Close to all local amenities and fantastic transport links



## Property Description

Botham Williams are so excited to share this impeccably decorated, modern townhouse located in the ever popular Barry Waterfront. 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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Constructed in 2018, this house remains under the protection of the NHBC guarantee, featuring a meticulously planned layout. The entryway opens to a corridor, a generously sized living space, a practical WC, the kitchen and the fourth bedroom currently used as a playroom. Moving to the first floor, you'll find a landing leading to the living room and the master bedroom with an ensuite. The second-floor landing leads to the second bedroom, the third bedroom, a family bathroom. The outside benefits from an enclosed rear garden and two allocated parking spaces.

### Hallway

Access through a composite door leads to an interior hallway featuring wood effect laminate flooring, power points, a radiator, and a staircase ascending to the first floor.

### Cloakroom

The room includes a W.C., a wash hand basin, splashback tiles, and a radiator.

### Bedroom Four/ Reception Room - 3.02m x 2.77m

A multi-function room with carpeted flooring, power points, radiator, window to front aspect. The space is currently used as a playroom but can also be used as a study or separate dining room.

### Kitchen - 3.99m x 3.94m

Coordinated wall and base units, complemented by worktops, feature an inset sink, drainer, and mixer tap. The kitchen is equipped with an inset gas hob, oven, and overhead cooker hood. There's designated space for utilities, along with power points, splashback tiled areas, and wood effect laminate flooring that flows seamlessly from the hallway. Additionally, a storage cupboard is situated under the stairs and there is space for a dining table and chairs. A window overlooking the rear garden

aspect and a door leading to the rear garden complete the setup.

#### First Floor Landing

The floor has carpet. There are power points and stairs to the second floor.

#### Living Room - 3.91m x 2.79m

A beautiful room with floor to ceiling windows that look out onto the green to the front of the property. There are power points, a radiator and fitted carpet.

#### Bedroom 1 - 3.91m x 2.95m

Situated at the rear of the property, there is a window, power points and a radiator. Carpeted flooring and access to en suite.

#### En Suite

The en suite has a wc, hand wash basin, shower cubicle, splash back tiled areas, vinyl flooring, a radiator and an extractor fan.

#### Second Floor Landing

The floor has carpet. There are power points and a storage cupboard.

#### Bedroom 2 - 3.96m max x 3.05m

A Double Bedroom with fitted carpet, power points, a radiator and a window to the front aspect.

#### Bedroom 3

3.96m x 3.12m

Another Double Bedroom with fitted carpet, power points, a radiator and a window to the rear aspect with garden views.

#### Bathroom

A lovely bathroom with a W.C., hand wash basin, bath with shower overhead, splash back tiled walls, a radiator and vinyl flooring.

### To The Rear

Larger than average rear garden with laid to lawn and paving stones leading to a path that runs along the house leading to side access to the front of the property with gate to front. Wooden storage unit along the side and shed to the rear.

### Parking

This property comes with two allocated spaces to the front of the property.



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