



£284,000

Lon y Rheilffordd

Terraced House | 3 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
est. 1988

www.bothamwilliams.co.uk



Step Inside

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 an office. 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

Step through a composite front door into a welcoming hallway, elegantly finished with wood-effect vinyl flooring. This space features power outlets, a radiator for comfort, and a staircase leading to the first floor.

Cloakroom

The cloakroom is well-appointed with a W.C., a wash hand basin, splashback tiling, and a radiator, offering both functionality and style.

Bedroom Four/Reception Room - 3.02m x 2.77m

This versatile space, currently utilized as an office, boasts vinyl flooring, power outlets, a radiator, and a front-facing window, making it suitable for various uses.

Kitchen - 3.99m x 3.94m

The kitchen is a harmonious blend of style and practicality, featuring coordinated wall and base units complemented by durable worktops. An inset sink with a drainer and mixer tap is paired with a gas hob, oven, and overhead extractor hood. Additional conveniences include designated utility spaces, splashback tiling, and seamless wood-effect vinyl flooring extending from the hallway. Ample room is available for a dining table and chairs. A rear-facing window and double UPVC doors provide a lovely view and access to the garden. A cleverly placed under-stair storage cupboard completes this functional yet inviting space.

First Floor Landing

The first-floor landing features plush carpeting, power outlets, and a staircase ascending to the second floor.

Living Room - 3.91m x 2.79m

This bright and airy living room is a standout feature, with floor-to-ceiling windows offering picturesque views of the green space at the front of the property. The room includes fitted carpet, power outlets, and a radiator for added comfort.

Bedroom One - 3.91m x 2.95m

Positioned at the rear of the property, this spacious bedroom offers a peaceful retreat. It includes a rear-facing window, fitted carpet, power outlets, a radiator, and direct access to an en suite bathroom.

En Suite

The en suite is thoughtfully designed with a W.C., a hand wash basin, a shower cubicle, and splashback tiling. Additional features include vinyl flooring, a radiator, and an extractor fan.

Second Floor Landing

The second-floor landing is carpeted for comfort and includes power outlets and a practical storage cupboard. Access to the loft space which has been recently boarded for additional storage solutions.

Bedroom Two - 3.96m (max) x 3.05m

This generously sized double bedroom is carpeted and features power outlets, a radiator, and a front-facing window that allows plenty of natural light.

Bedroom Three - 3.96m x 3.12m

Another spacious double bedroom, this room enjoys garden views from the rear-facing window. It includes fitted carpet, power outlets, and a radiator.

Bathroom

The family bathroom combines elegance and functionality with a W.C., hand wash basin, and a full-sized bath. Splashback tiling, a radiator, and vinyl flooring complete the design.

Rear Garden

The larger-than-average, south-west-facing rear garden is fully paved and enclosed by fencing, ensuring both privacy and low-maintenance outdoor living.

Parking

This property benefits from two allocated parking spaces conveniently located at the front of the home.



Telephone: 01446 488288



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