





## 109 Ffordd Y Dociau

Barry, Barry

MODERN WATERFRONT TOWNHOUSE; PRIVATE REAR GARDEN - This well presented family home is located on the popular Waterfront development allowing quick access to the sea. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BATHROOM PLUS EN SUITE
- SOUTHERLY REAR GARDEN
- THREE FLOORS; THREE BEDROOMS
- WATERFRONT LOCATION
- TWO LOUNGES; MODERN KITCHEN
- DOUBLE DRIVEWAY
- EPC B85





### **Sitting Room**

Dimensions: 13' 7" x 13' 2" (4.14m x 4.01m). Previously a hall and study this has been converted to make an additional sitting room. Laminate floor and inset ceiling lights. Front aspect window. Radiator. Electric feature fire set into a fireplace. Carpeted stairs to first floor. Doors to WC / cloaks and kitchen.

### **WC / Cloaks**

Dimensions: 4' 11" x 3' 2" (1.50m x 0.96m). White low level WC and wash hand basin. Tiled effect vinyl floor. Extractor and radiator. Splash back tiled areas.

### **Kitchen Breakfast Room**

Dimensions: 13' 0" x 12' 9" (3.96m x 3.88m). Continuation of the laminate floor. A modern kitchen with a range of eye level and base units in high gloss white with complementing work surfaces and one and a half bowl sink unit. Inset gas hob, electric oven under and cooker hood over. Wall mounted boiler. Space and plumbing for further appliances. Radiator. Space for table and chairs and access to large storage cupboard. uPVC rear aspect window and double opening doors onto garden.

### **Landing**

Carpeted and with further stairs to the second floor. Doors to lounge (currently a play room) and bedroom one.

### **Lounge**

Dimensions: 13' 0" x 10' 10" (3.96m x 3.30m) into box bay window. Carpeted and with front aspect deep bay window with fitted shutter blinds. Radiator.

### **Bedroom One**

Dimensions: 10' 3" x 9' 6" (3.12m x 2.89m). Carpeted double bedroom with two rear aspect windows. Radiator. Door to en suite.

### **En Suite**

Dimensions: 6' 7" x 4' 6" (2.01m x 1.37m) including shower cubicle. Shower cubicle with thermostatic





### **En Suite**

Dimensions: 6' 7" x 4' 6" (2.01m x 1.37m) including shower cubicle . Shower cubicle with thermostatic shower inset with folding glass door, low level WC and wash hand basin. Partial tiled walls and extractor, plus vinyl floor. Radiator.

### **Landing**

Carpeted and with loft hatch. Doors to two bedrooms, bathroom and storage cupboard. Storage cupboard is deep with hanging rail space.

### **Bedroom Two**

Dimensions: 13' 0" x 9' 3" (3.96m x 2.82m). Carpeted double bedroom with two front aspect windows. Radiator.

### **Bedroom Three**

Dimensions: 13' 0" x 9' 7" (3.96m x 2.92m). Carpeted double bedroom with two rear aspect windows (partial Channel views). Radiator.

### **Bathroom**

Dimensions: 6' 2" x 5' 7" (1.88m x 1.70m). White bath with mixer tap, wash hand basin and low level WC. Partial tiled walls. Extractor. Vinyl floor. Radiator.





## REAR GARDEN

A Southerly aspect rear garden which enjoys good privacy. An initial slabbed area and then railway sleepers enclose an artificial lawn, followed by an area of decking. Garden shed. Gate to side.

## ON DRIVE

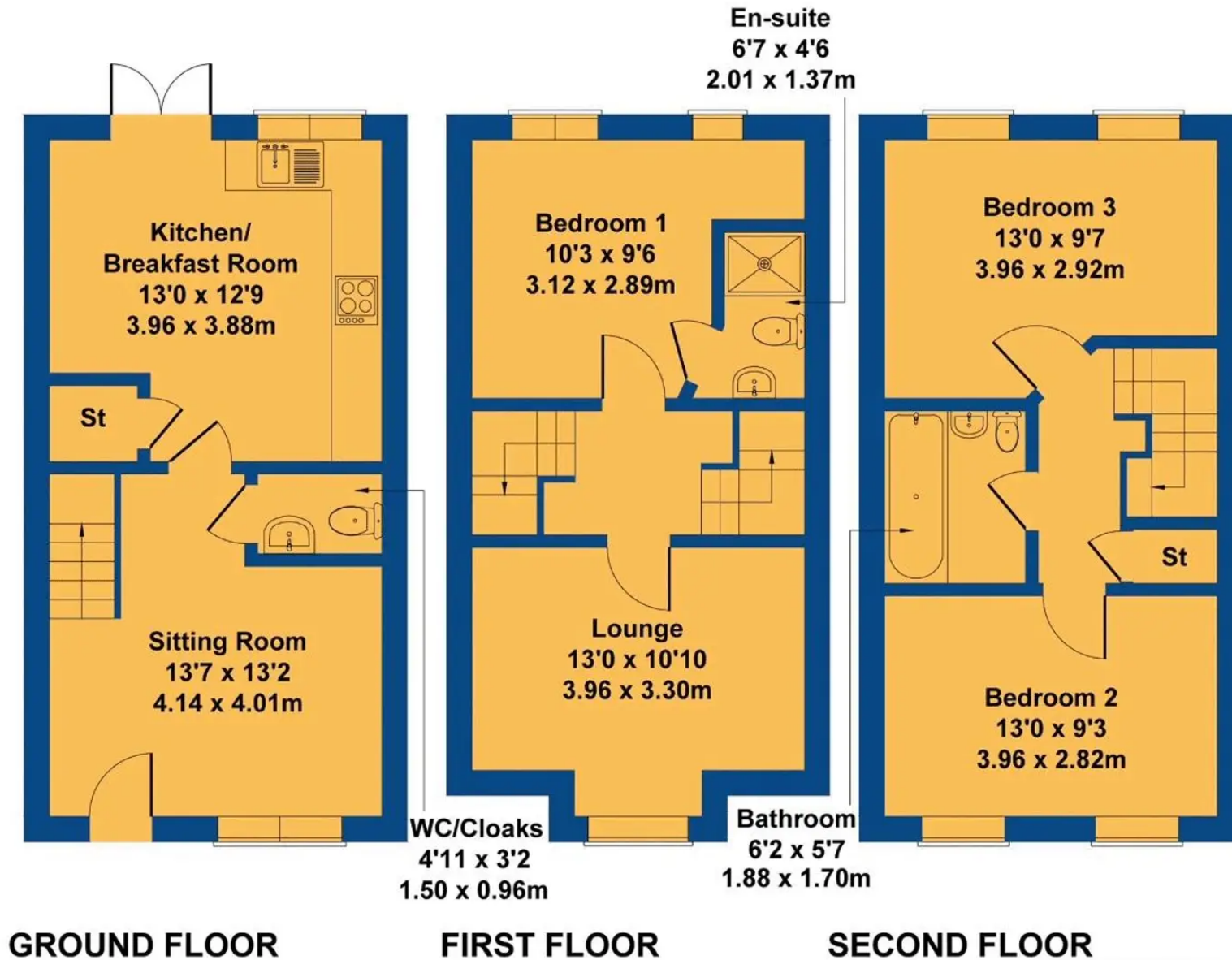
2 Parking Spaces

Driveway (side by side) parking for two cars. Side access.



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Approximate Gross Internal Area  
1045 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007 • [barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk) • [www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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