

### 3 Rhodfa'r Doc Glanhau

Barry, Barry

Exquisite two bedroom end of terrace Persimmon 'The Morden' home with over 8 years NHBC warranty. A short walk to Barry Docks train station and Barry Transport Interchange. New development benefits including new roads and a new green space. Ideal for professionals/families. Contact for a viewing! Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

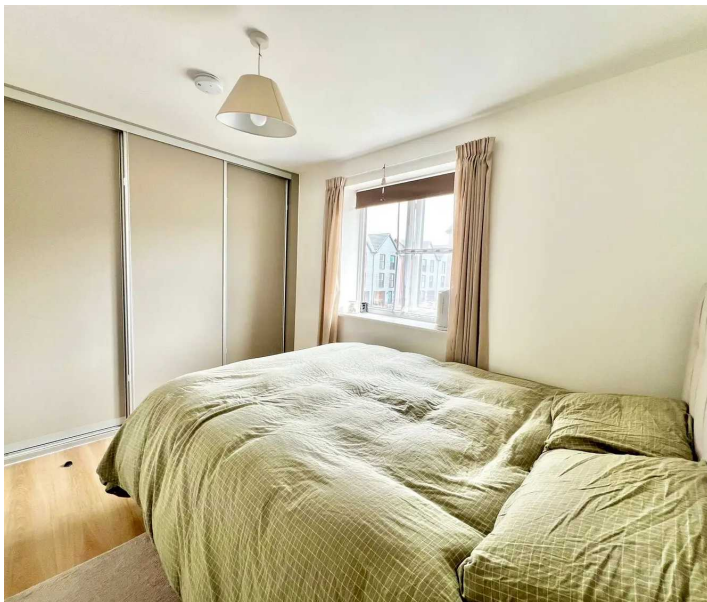
- PERSIMMON 'THE MORDEN' WITH 8+ YEARS NHBC WARRANTY REMAINING
- OPEN PLAN GROUND FLOOR LIVING SPACE, DOWNSTAIRS WC PLUS UPSTAIRS BATHROOM AND TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- END OF TERRACE WITH A CONVENIENT PARKING SPACE TO THE FRONT
- EPC B83
- DOCK SIDE NEW DEVELOPMENT WITH NEW ROADS AND A NEW GREEN SPACE CURRENTLY BEING DEVELOPED (SEE PHOTOGRAPHS FOR THE PLAN)
- CATCHMENT FOR YSGOL SANT BARUC (A BRAND NEW WELSH MEDIUM PRIMARY SCHOOL LOCATED ON BARRY WATERFRONT)



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- A SHORT WALK (0.3 MILES) TO BARRY DOCKS TRAIN STATION/BARRY TRANSPORT INTERCHANGE OFFERING EXCELLENT TRANSPORT LINKS
- CLOSE PROXIMITY (0.7 MILES) TO THE WATERFRONT RETAIL PARK AND BARRY LEISURE CENTRE
- EASY ACCESS TO BARRY ISLAND AND GOODSHEDS FOR FOOD, DRINK AND ENTERTAINMENT
- LOCAL GP PRACTICE AND PHARMACY (0.6 MILES)







### Hallway

Entrance via a composite front door with two opaque panels and an added bolt lock for additional security. The hallway has luxury vinyl tile (LVT) wood effect flooring, smooth walls, a smooth ceiling and a radiator. A carpeted staircase leads to the first floor and a panelled door leads through to the open plan kitchen/diner/lounge living space.

### Kitchen/Diner/Lounge

22' 0" x 9' 0" (6.71m x 2.74m)

A continuation of the luxury vinyl tile wood effect flooring from the hallway, smooth walls and a smooth ceiling. The kitchen area has modern navy eye and base level units with a beautifully complementing laminate white marble effect counter top. There is a stainless steel one and a half bowled sink unit inset with a stainless steel mixer tap overtop. Integrated appliances include a single oven, four ring gas hob and a stainless steel cooker hood. There is also a stainless steel splashback, under unit lighting, space and plumbing for a washing machine and fridge/freezer plus a breakfast bar with space for four stools if required. There is also a small front aspect window above the kitchen sink. Moving through into the lounge space, there is a panelled door to the left allowing access to the downstairs WC. The lounge has double opening doors leading out onto a well appointed patio area and a radiator.



### Downstairs WC

4' 11" x 2' 11" (1.50m x 0.89m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling with spotlights. A white WC with a push button flush, a white pedestal basin with a stainless steel mixer tap overtop and a tile splashback. A radiator and an extractor fan.



### **Landing**

A carpeted staircase leads to a carpeted landing with panelled doors leading to two bedrooms and a bathroom. There is also a loft hatch.

### **Bedroom One**

10' 2" x 7' 8" (3.10m x 2.34m)

Luxury vinyl tile wood effect flooring (matching downstairs), smooth walls and a smooth ceiling. A rear aspect window, a radiator and grey sliding door fitted wardrobes. Please note, measurements exclude the depth of the fitted wardrobes.

### **Bedroom Two**

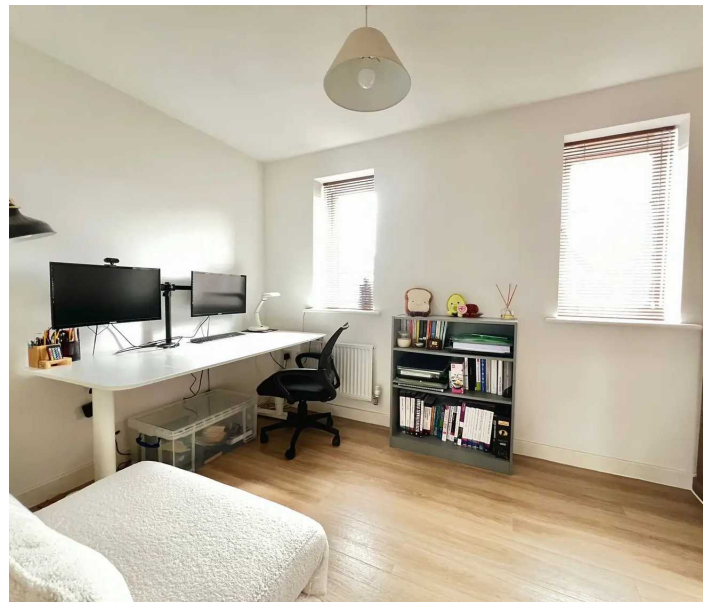
10' 2" x 7' 10" (3.10m x 2.39m)

Luxury vinyl tile wood effect flooring (matching bedroom one and downstairs) with smooth walls and a smooth ceiling. Two front aspect windows, a radiator and wooden fitted wardrobes. Please note measurements exclude the depth of the fitted wardrobes.

### **Bathroom**

5' 11" x 5' 6" (1.80m x 1.68m)

Vinyl tile effect flooring (matching the downstairs WC), smooth walls and a smooth ceiling with spotlights. A three piece white bathroom suite comprising a WC with a push button flush, a pedestal basin with a stainless steel mixer tap overtop and a bath with a thermostatic stainless steel shower inset and a glass shower screen. There is full height grey tiling inside the bath/shower which extends to half height tiling along the back wall, providing a splashback for the sink. There is also an opaque side aspect window, a radiator and an extractor fan.







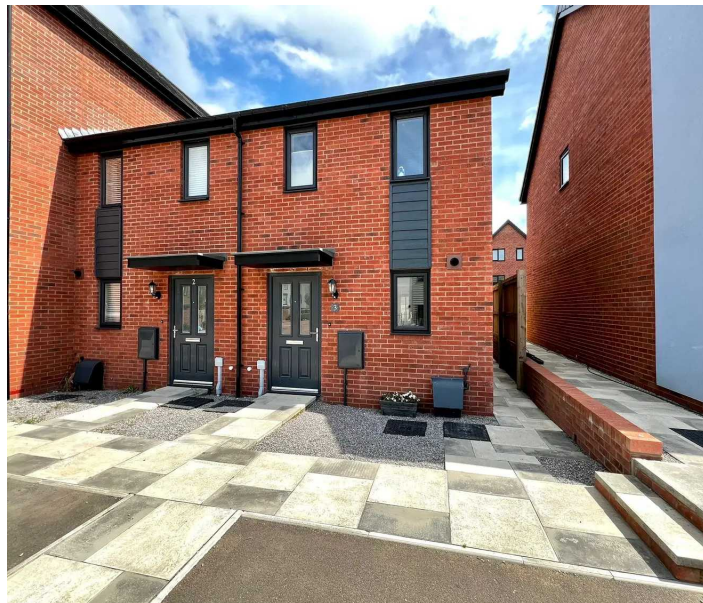
## REAR GARDEN

A fully enclosed rear garden with a well appointed Indian Sandstone patio, a path leading to the wooden shed and areas of lawn either side of the path.

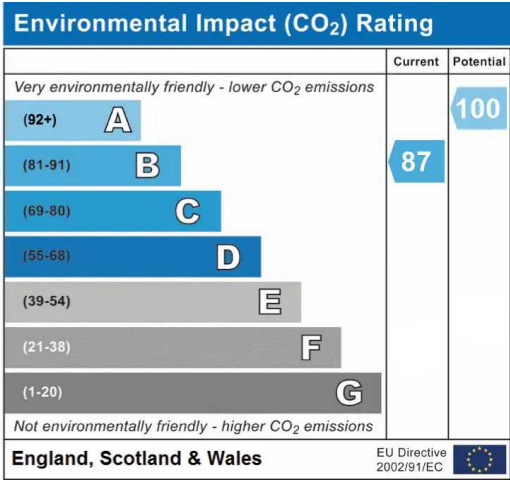
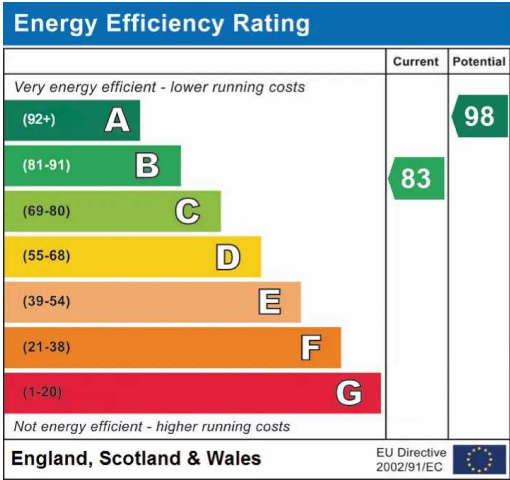
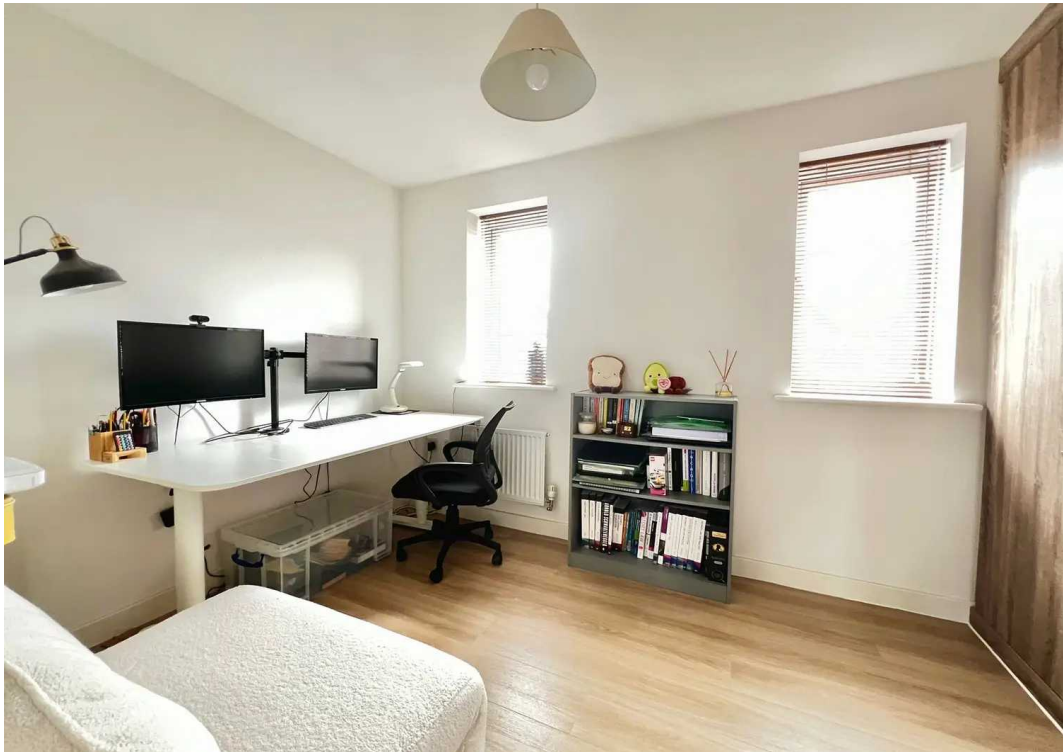
## Driveway

1 Parking Space

There will be an annual service charge, payable to Remus. Amount to be confirmed, once handed over from consortium as there are still building works going on in the area.



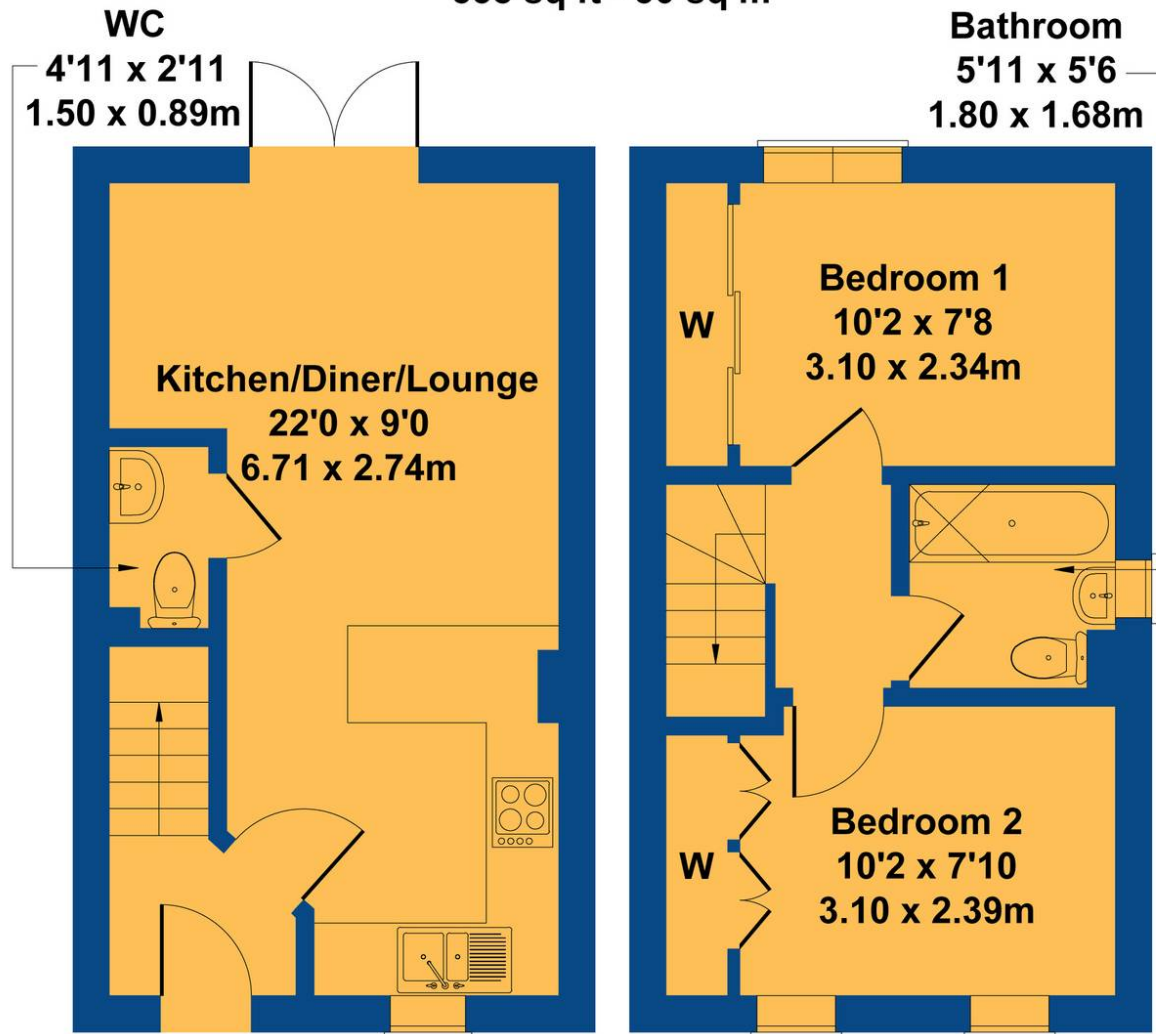




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Approximate Gross Internal Area

538 sq ft - 50 sq m

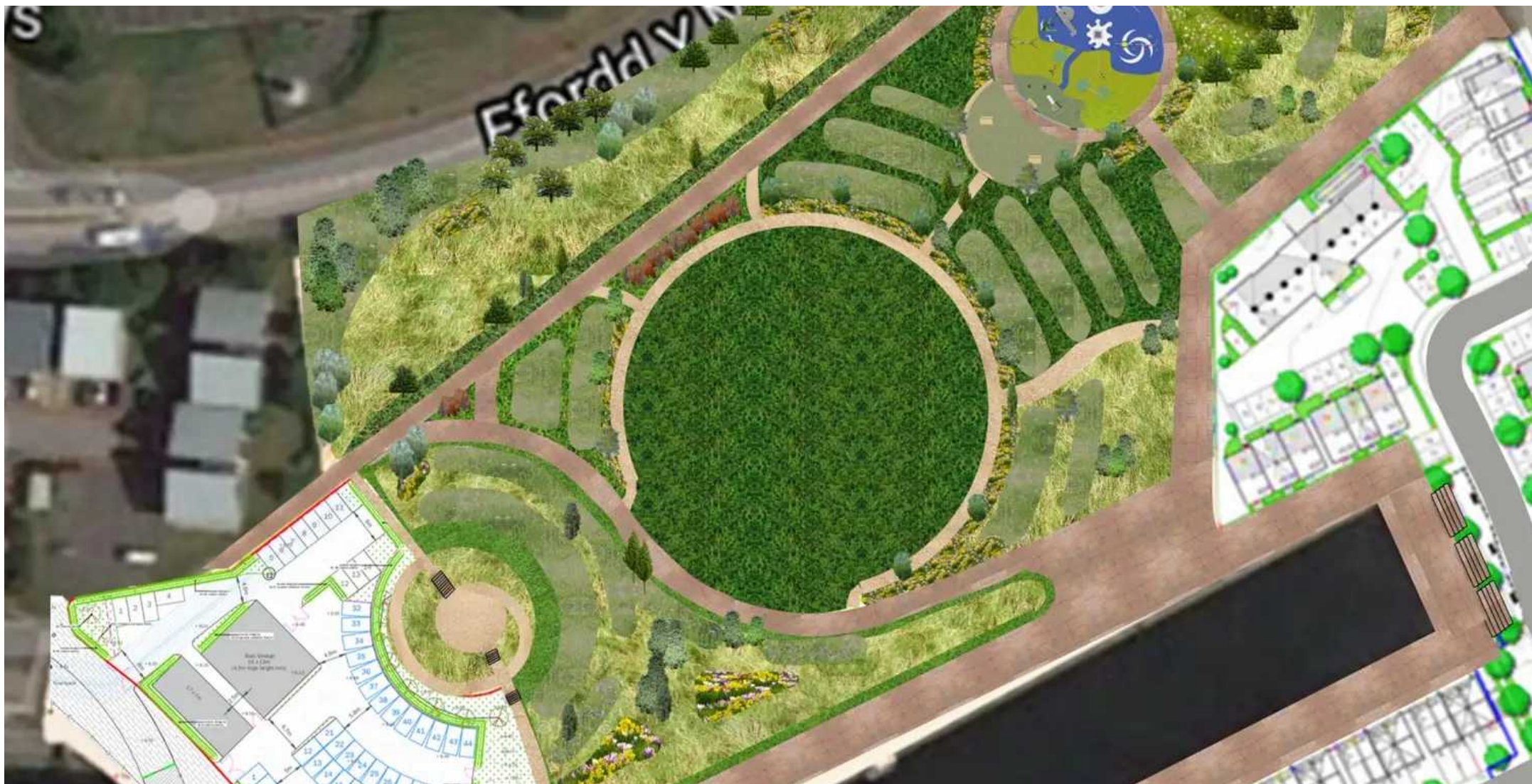


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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