

Clos Tear,

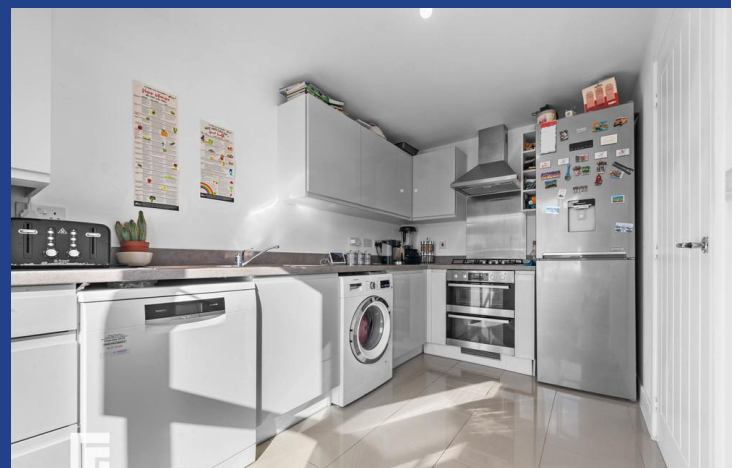
Barry, CF62 5BQ



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£290,000



Semi-Detached House

4

2

3

1

Property Description

IMMACULATELY PRESENTED, FOUR BEDROOM, SEMI-DETACHED TOWN HOUSE MGY are delighted to bring to market this beautifully presented family home, conveniently located on the Quays, at Barry Waterfront. The accommodation is split over three floors and briefly comprises entrance hallway, lounge, kitchen, and WC to the ground floor. To the first floor there are two bedrooms and a family bathroom and two additional bedrooms with master ensuite to the second floor. The property further benefits from two off-road parking spaces to the front, a good sized rear garden, and gas central heating and double glazing throughout. *Viewing highly recommended*

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,205 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from private driveway. Pendant light fitting. Radiator. Doors to lounge, kitchen and WC. Stairs rising to first floor.

LOUNGE

13' 10" x 12' 11" (4.24m x 3.96m)
Carpet to floor. Pendant light fitting. Power points. TV and telephone point. Radiator. Double glazed French doors leading to rear garden and additional windows to side aspect.

KITCHEN

12' 2" x 8' 11" (3.71m x 2.74m)
Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink with drainer and mixer tap over and gas hob with oven beneath and extractor above. Space for appliances such as washing machine and fridge/freezer. Wall mounted combination boiler. Double glazed window to front aspect. Power points. Radiator. Space for dining table.

DOWNSTAIRS WC

6' 0" x 3' 4" (1.85m x 1.04m)
Tiled flooring. Pendant light fitting. WC. Pedestal wash hand basin with mixer tap over. Tiled splashback. Radiator. Extractor fan.

FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to two bedrooms and family bathroom. Double glazed window to front aspect. Stairs rising to second floor.

BEDROOM TWO

13' 1" x 14' 0" (3.99m x 4.27m)
Carpet to floor. Pendant light fitting. Power points. Double glazed window to rear aspect. Radiator. TV point.

BATHROOM

7' 3" x 6' 0" (2.21m x 1.85m)
Tiled flooring and walls. Spotlights. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over, panelled bath with tap over and mains powered shower above. Glass shower screen. Shaver point. Radiator.

BEDROOM FOUR

9' 8" x 7' 1" (2.97m x 2.16m)
Laminate flooring. Pendant light fitting, Double glazed window to front aspect. Power points. Radiator.

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SECOND FLOOR

Carpet to floor. Pendant light fitting. Power points. Loft hatch. Doors to two bedrooms and storage cupboard.

BEDROOM THREE

14' 0" x 9' 4" (4.29m x 2.87m)

Carpet to floor. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points.

BEDROOM ONE

13' 10" x 13' 3" (4.24m x 4.04m)

Carpet to floor. Double glazed window to rear aspect. Fitted double wardrobe. Pendant light fitting. Power points. Radiator. Door to ensuite shower room.

ENSUITE

6' 11" x 4' 7" (2.11m x 1.42m)

Tiled walls and flooring. Spotlights. Walk in shower cubicle with mains powered shower. Pedestal wash hand basin with mixer tap over. WC. Shaver point. Radiator.

OUTSIDE

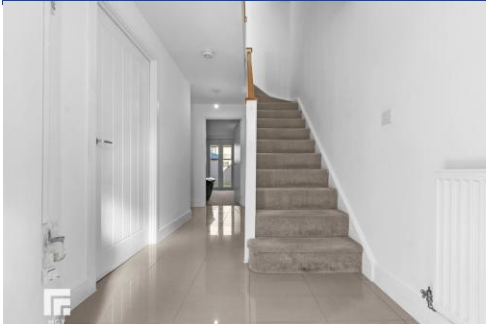
Front - Two allocated parking spaces. Pathway leading to front door. EV point.

Rear - Laid to patio. Artificial grass. Fence border. Space for shed.

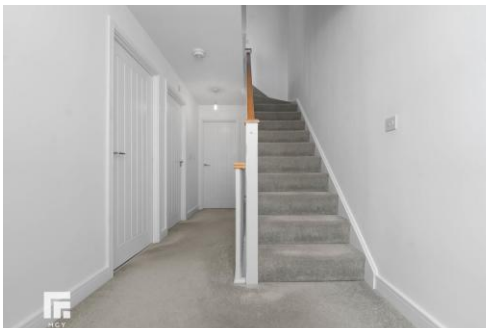
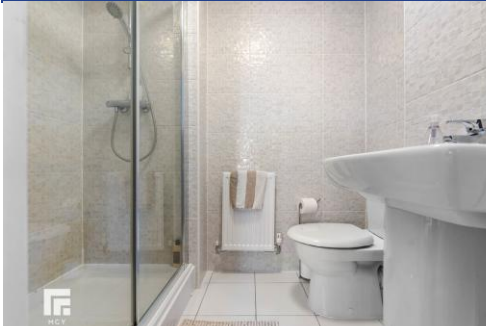
TENURE

MGY are advised that the property is FREEHOLD.

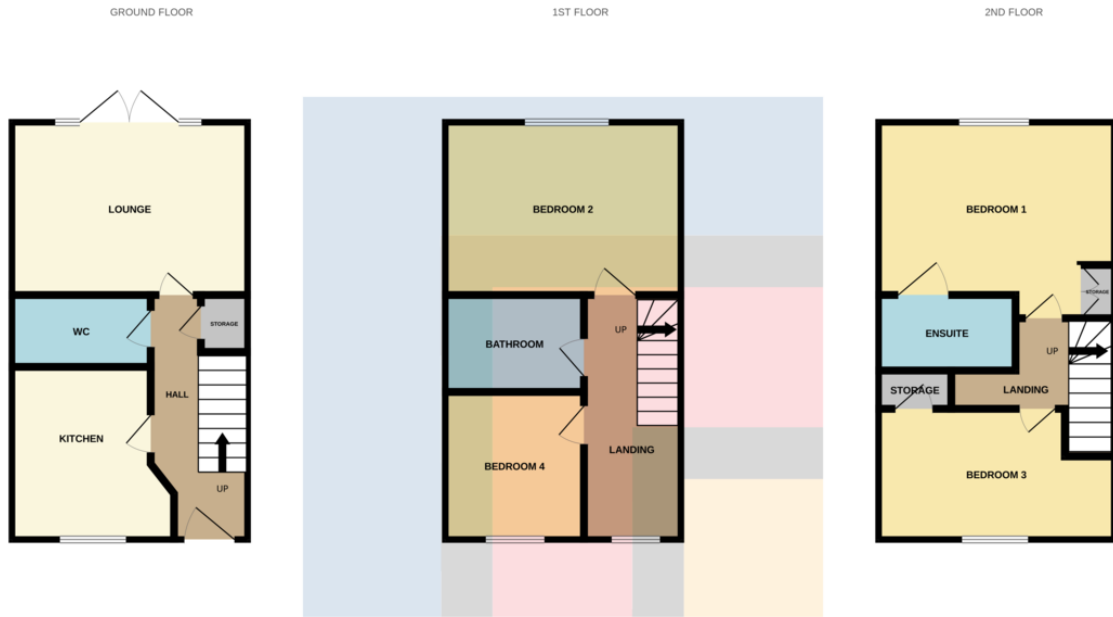
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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