



**2 CLOS MANCHELDOWNE**  
**BARRY CF62 5AB**

ASKING PRICE OF  
**£315,000**



**TOWN HOUSE**



**4**



**3**



**3**



**1**

**\*\* THREE/FOUR BEDROOM TOWN HOUSE  
\*\* GARAGE CONVERSION \*\* MGY** are pleased to offer this versatile three/four bedroom town house situated on the popular waterfront development and with uninterrupted water views from the front. The property is within walking distance to The Goodsheds and the train station. Briefly comprises entrance hallway, shower room, utility room with access to the garden, bedroom and garage conversion that could be used as either an additional bedroom or sitting room. The first floor comprises kitchen/breakfast room and lounge/dining room and to the second floor are two further bedrooms both with en suites. Outside to the front is a driveway providing off

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,067 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

Fitted carpet. Smooth plastered walls and ceiling.

#### First Floor Landing

Carpeted stairs rising to the first floor. Doors to first floor rooms.

#### Lounge/Dining Room

17'9 x 14'5

Two double glazed windows to the front offering far reaching water views. Fitted carpet. Radiator. Space for table and chairs.

#### Kitchen/Breakfast Room

14'2 x 9'5

Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Integral dishwasher, appliance and fridge/freezer. Four burner gas hob and electric oven with extractor over. Breakfast bar of similar finish to work surfaces. Two double glazed windows to the rear. Radiator. Ceramic tile flooring.

#### Second Floor Landing

Carpeted stairs rising to the second floor. Doors to Bedrooms one and two.

#### Bedroom One

12'6 x 11'10

Main double bedroom with two double glazed windows to the front offering far reaching water views. Fitted carpet. Fitted wardrobes. Radiator. Door to En Suite.

#### En Suite

With suite to comprise paneled bath with shower attachment over. Pedestal wash hand basin and closed cistern w.c. Ceramic tile flooring.

#### Bedroom Two

12'3 x 11'

Two double glazed windows to the rear overlooking the garden. Fitted carpet. Built in wardrobes and storage cupboard. Access to loft space. Door to En Suite.

#### LOCATION

Within walking distance to Barry town centre, close proximity of train and bus stations offering easy links into Cardiff City Centre, schools and a wide selection of shops.

#### Entrance Hall

Entered via composite front door. High gloss ceramic tile flooring. Radiator. Doors to all ground floor rooms and storage cupboard. Carpeted stairs rising to the first floor.

#### Shower Room

Very well presented replacement shower room to comprise close cistern w.c, wash hand basin and glazed shower enclosure with shower in situ. Wall mounted chrome towel rail. Continuation of flooring.

#### Utility

Range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance and space for fridge and freezer. Wall mounted gas combination central heating boiler. Door providing access to the rear garden.

#### Bedroom Three

8'6 x 8'1

Double glazed window to the rear. Radiator. Fitted carpet.

#### Bedroom Four/Garage Conversion

16' x 8'

Versatile room that could be used as an additional living room or Bedroom Four. Double glazed window to the front.



## 2 CLOS MANCHELDOWNE, CLOS MANCHELDOWNE, , BARRY, CF62 5AB

### En Suite

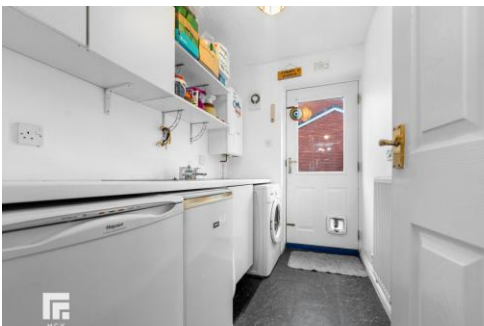
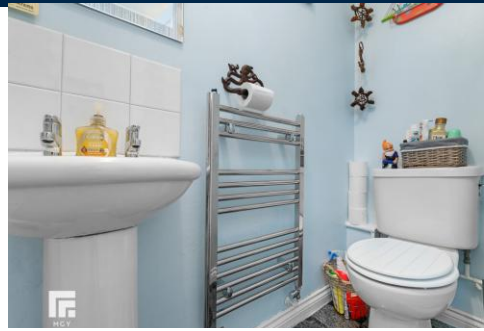
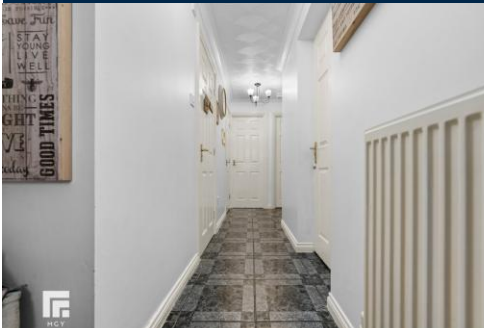
With suite to comprise closed cistern w.c wash hand basin with vanity and glazed shower enclosure with shower in situ. Ceramic tile to splash back.

### Outside

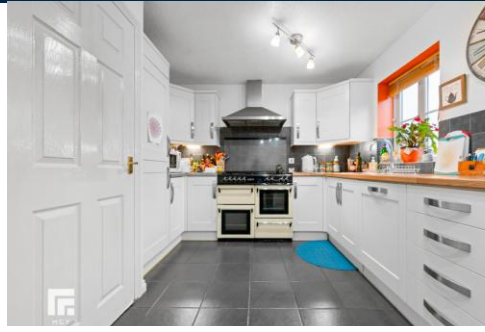
To the front: Garden laid to stone chippings. Driveway providing off road parking. Storage cupboard. To the rear: Enclosed rear garden laid to slab, stone chippings and decking.



# 2 CLOS MANCHELDOWNE, CLOS MANCHELDOWNE, , BARRY, CF62 5AB

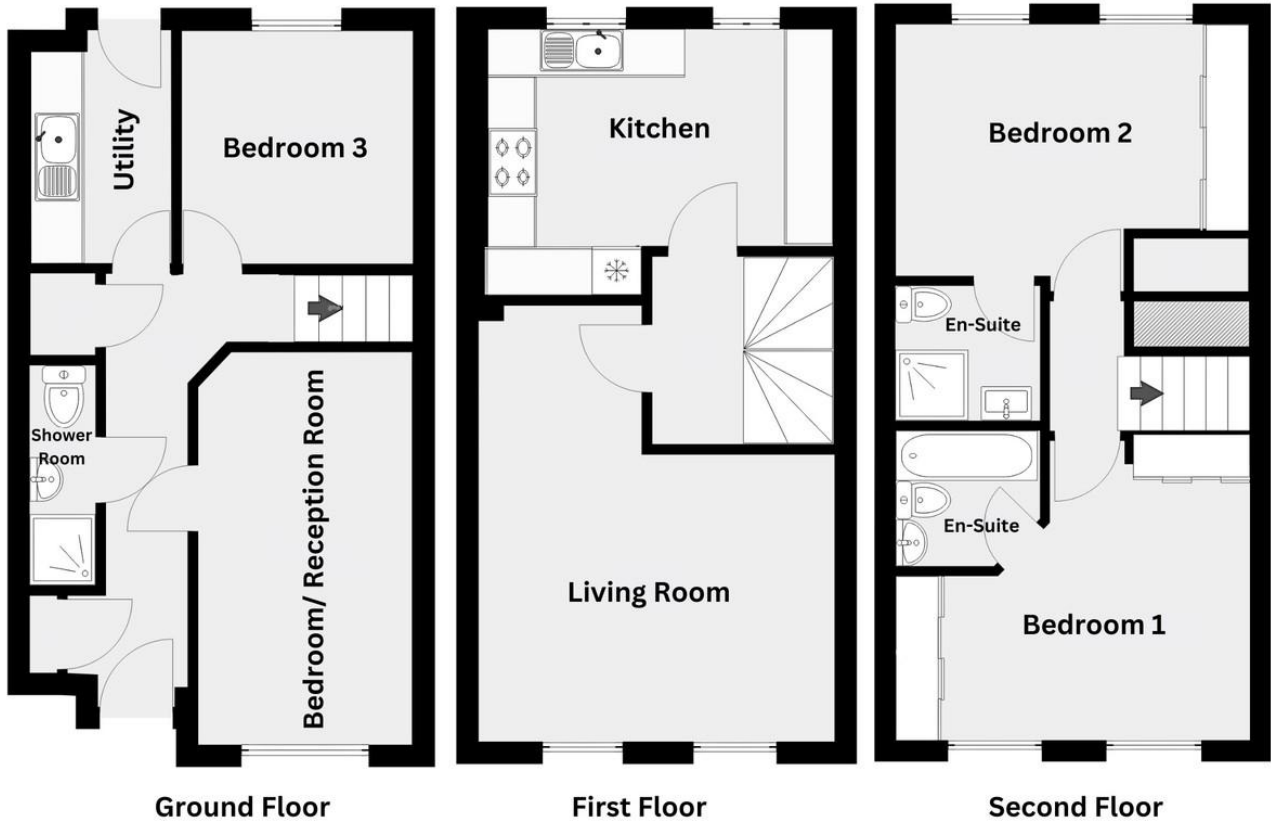


# 2 CLOS MANCHELDOWNE, CLOS MANCHELDOWNE, , BARRY, CF62 5AB

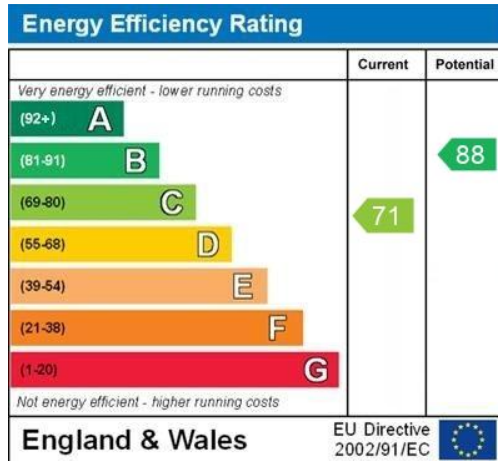


# 2 CLOS MANCHELDOWNE, CLOS MANCHELDOWNE, , BARRY, CF62 5AB

## Clos Mancheldowne, Barry, CF62 5AB



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. WE DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. FOR ILLUSTRATIVE PURPOSES ONLY.



WWW.FPC4U.COM

**BARRY** 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**