



CLOS MANCHELDOWNE
BARRY CF62 5AB

OFFERS IN EXCESS OF
£299,950



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 and opposite the watersports. 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 road parking and to the rear in a enclosed garden. EPC: C

DESCRIPTION

**** 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 road parking and to the rear in a enclosed garden. EPC: C

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.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,067 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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. 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.



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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.

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

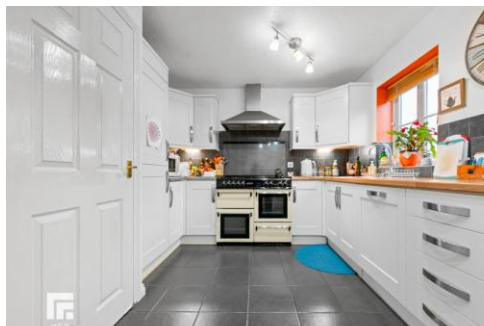
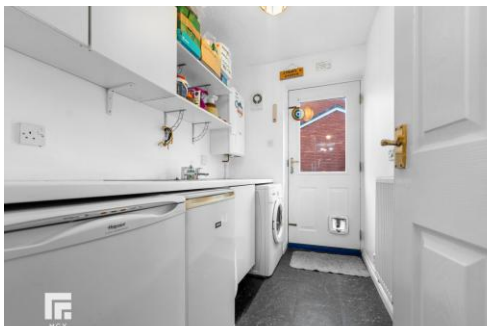
To the front: Garden laid to stone chippings. Driveway providing off road parking. Storage cupboard. To the rear: Enclosed rear garden laid to slab, stone chippings and decking.



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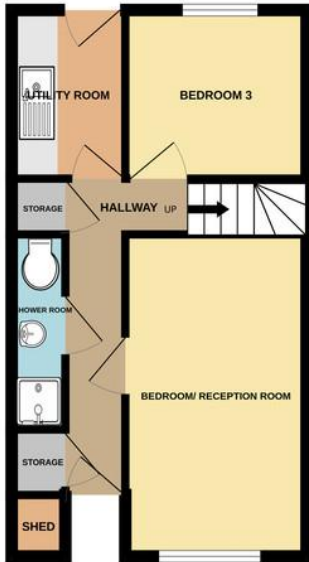


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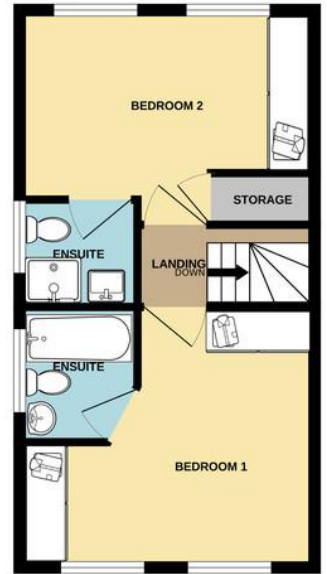
GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



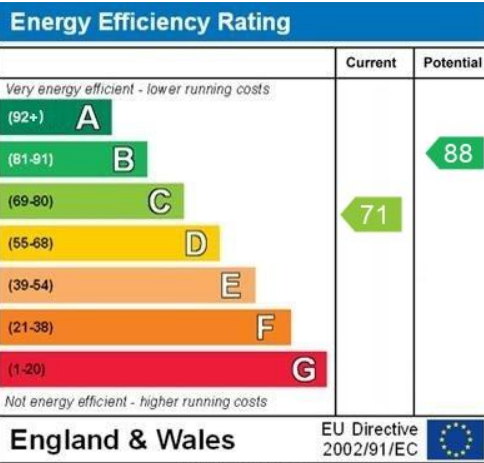
2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.

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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BARRY 01446 744750

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



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