







## 94 Ffordd Darwin

Barry, Barry

Stunning four bedroom Barratt 'Haversham' townhouse with stunning dock views. Landscaped garden, two parking spaces, close to amenities and transport links. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BARRATT 'HAVERSHAM' WITH 7+ YEARS NHBC REMAINING
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOM TOWNHOUSE WITH STUNNING DOCK VIEWS
- TWO ALLOCATED PARKING SPACES LOCATED DIRECTLY OUTSIDE THE PROPERTY
- LANDSCAPED FULLY ENCLOSED REAR GARDEN
- EPC B86, GCH, UPVC DG
- CLOSE TO LOCAL AMENITIES AND ATTRACTIONS (BARRY ISLAND, GOODSHEDS)
- DOCK SIDE NEW DEVELOPMENT WITH A NEW GREENSPACE BEING DEVELOPED
- A SHORT WALK (0.3 MILES) TO BARRY DOCKS TRAIN STATION/BARRY TRANSPORT INTERCHANGE OFFERING EXCELLENT TRANSPORT LINKS







## GROUND FLOOR

### Entrance Hallway

Vinyl wood effect flooring, smooth walls and a smooth ceiling. Doors lead to the office/bedroom four, the downstairs WC and the open plan kitchen/diner. Double opening doors lead to a large storage cupboard and a carpeted staircase leads to the first floor.

### Kitchen/Diner

19' 11" x 12' 10" (6.08m x 3.90m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling. The kitchen has modern grey eye and base level units and a complementing marble effect worktop with a black composite one and a half bowled sink inset. A blue subway tiled splash back and a glass splash back behind the hob. Integrated appliances include a fridge/freezer, a single electric oven, a four ring gas hob, an extractor hood and a washing machine. Space for a dishwasher if required. The dining area has ample space for a large dining table and chairs, or opt for a smaller table and create a further sitting area depending on your families needs. Double opening French doors lead out into the garden. A modern vertical radiator and a door giving access to an understairs storage cupboard.



### Downstairs WC

5' 5" x 2' 9" (1.65m x 0.84m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling. A two piece white suite comprising a WC with a push button flush and a corner pedestal wash basin with a stainless steel mixer tap overtop. A tiled splash back behind the sink and a radiator.

### Bedroom Four/Office

9' 3" x 6' 1" (2.81m x 1.86m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window and a radiator.

## FIRST FLOOR

### First Floor Landing

Carpeted with smooth walls and a smooth ceiling. A





## FIRST FLOOR

### First Floor Landing

Carpeted with smooth walls and a smooth ceiling. A radiator and a carpeted staircase leading to the second floor. Doors leading off to the master bedroom and lounge.

### Lounge

12' 11" x 10' 2" (3.93m x 3.10m)

Carpeted, partially wallpapered/partially smooth walls and a smooth ceiling. A front aspect window and a Juliet balcony with beautiful dock views. A modern vertical radiator.

### Bedroom One

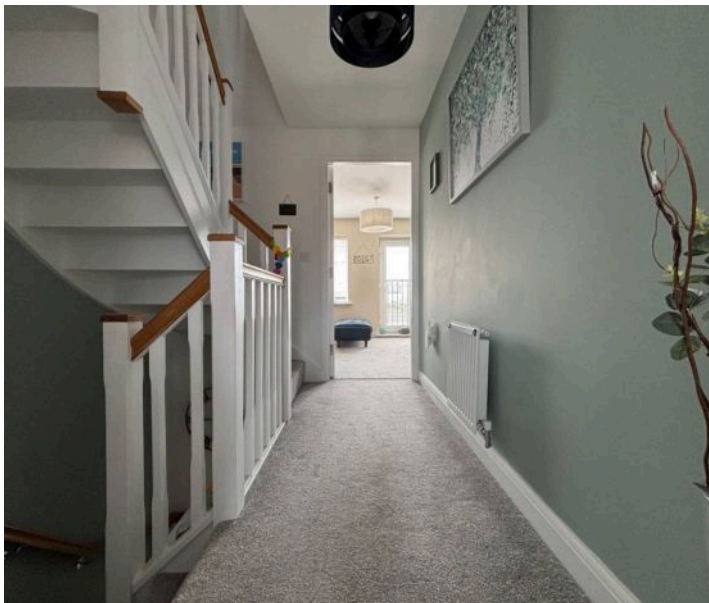
10' 7" x 9' 11" (3.23m x 3.01m)

Carpeted with smooth walls and a smooth ceiling. A feature panelled wall. A rear aspect window and a Juliet balcony overlooking the garden. Sliding door fitted wardrobes. A door leading to an en-suite shower room. Measurements exclude the depth of the fitted wardrobes.

### En-suite Shower Room

7' 3" x 5' 1" (2.21m x 1.54m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a white pedestal wash basin with a stainless steel mixer tap overtop and a walk-in shower cubicle with a stainless steel thermostatic shower inset, a glass sliding shower screen and full height tiling within. A matching tiled splash back behind the wash basin. A radiator and an extractor fan.







## SECOND FLOOR

### Second Floor Landing

Carpeted with smooth walls and a smooth ceiling. Loft access and a radiator. Doors leading to two bedrooms and a family bathroom.

### Bedroom Two

12' 10" x 10' 2" (3.91m x 3.10m)

Carpeted with smooth walls and a smooth ceiling. Two front aspect windows with beautiful dock views. A radiator and a storage cupboard.

### Bedroom Three

12' 10" x 11' 6" (3.90m x 3.50m)

Carpeted with smooth walls and a smooth ceiling. Two rear aspect windows. A radiator and a built-in single wardrobe.

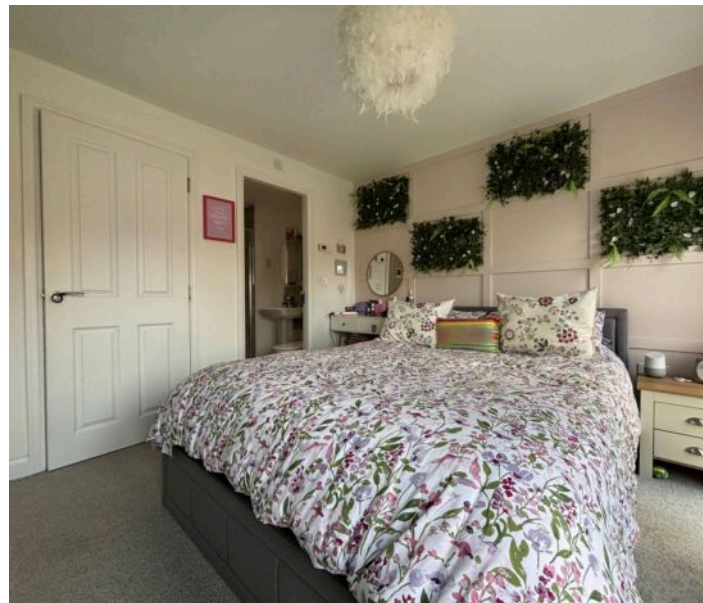
### Family Bathroom

6' 5" x 5' 10" (1.96m x 1.78m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a white bath with a stainless steel mixer tap overtop. Half height tiling around the bath and a matching splash back behind the wash basin. A radiator and an extractor fan.

### Service Charge

This charge is not yet payable as the development has not yet been handed over to Remus. This charge is expected to be approximately £120 per year.







## GARDEN

A recently landscaped, low maintenance rear garden. Step out of the kitchen/diner onto a well-appointed patio area, with an area of artificial lawn to the left, the patio leads to the rear of the garden where there is an area of decking, perfect for outdoor furniture and al-fresco dining! The garden is fully enclosed by well maintained timber fencing. There is also an access gate, giving access to the front of the property.

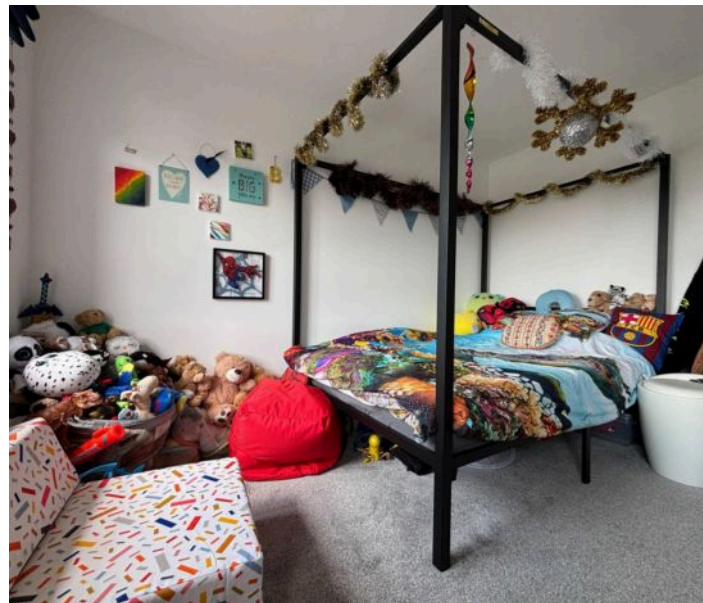
## FRONT GARDEN

A small area of patio, perfect for a small table and chairs. Decorative stones and potted plants.

## ALLOCATED PARKING

2 Parking Spaces

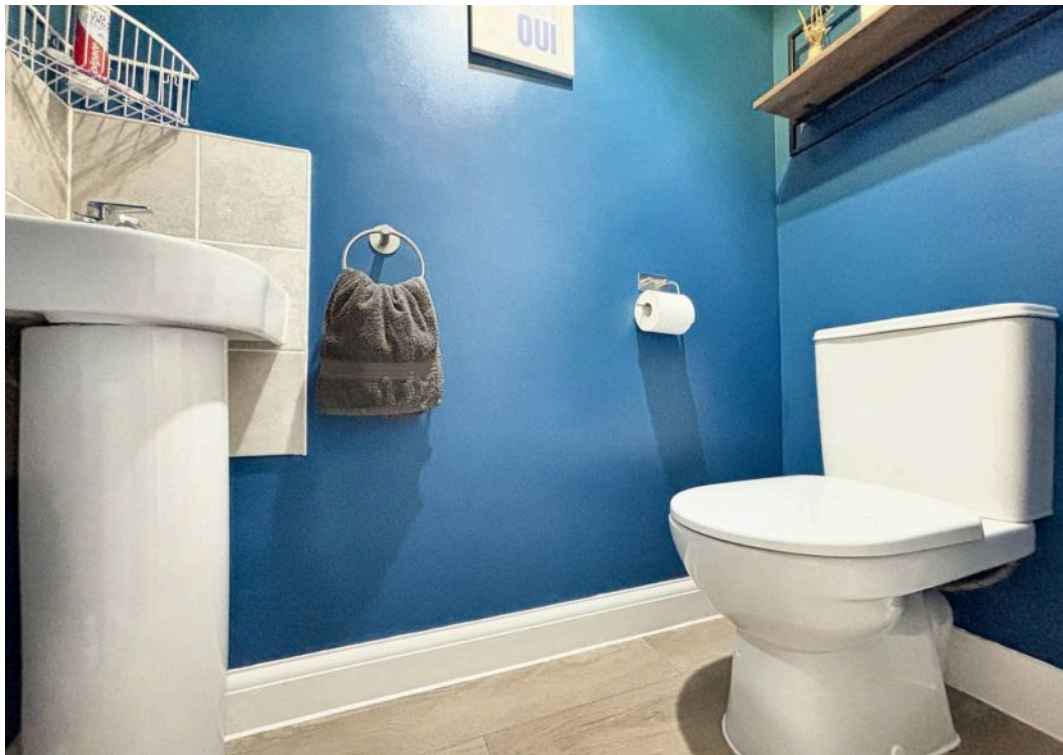
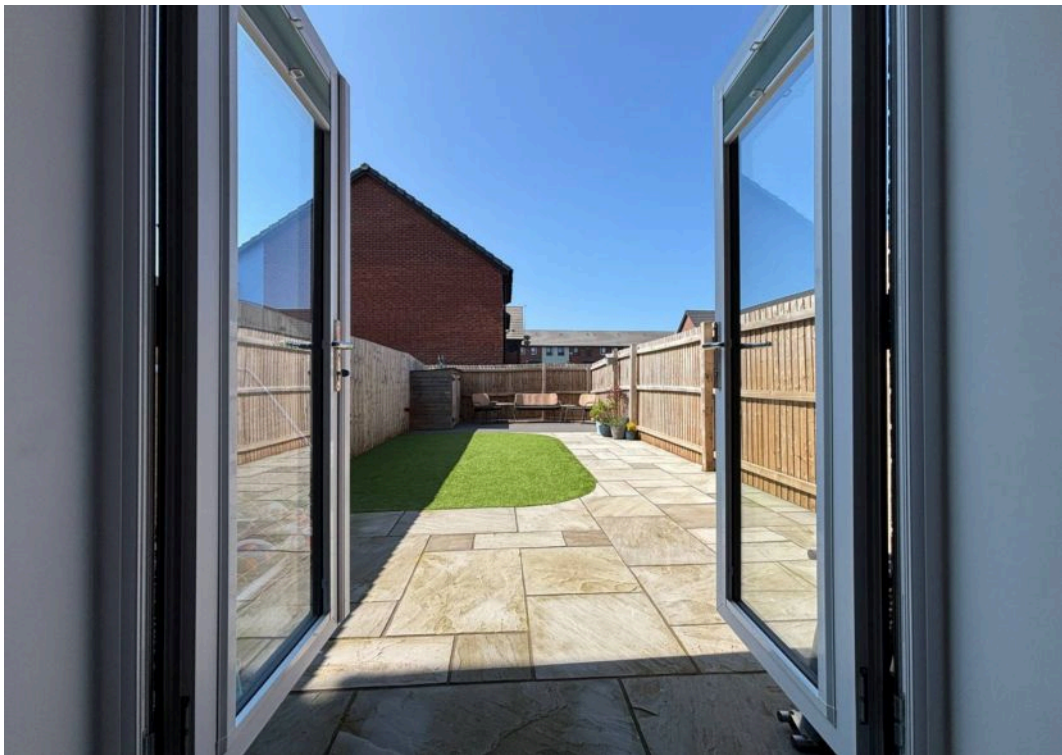
The property benefits from two allocated parking spaces located directly outside the property as pictured.











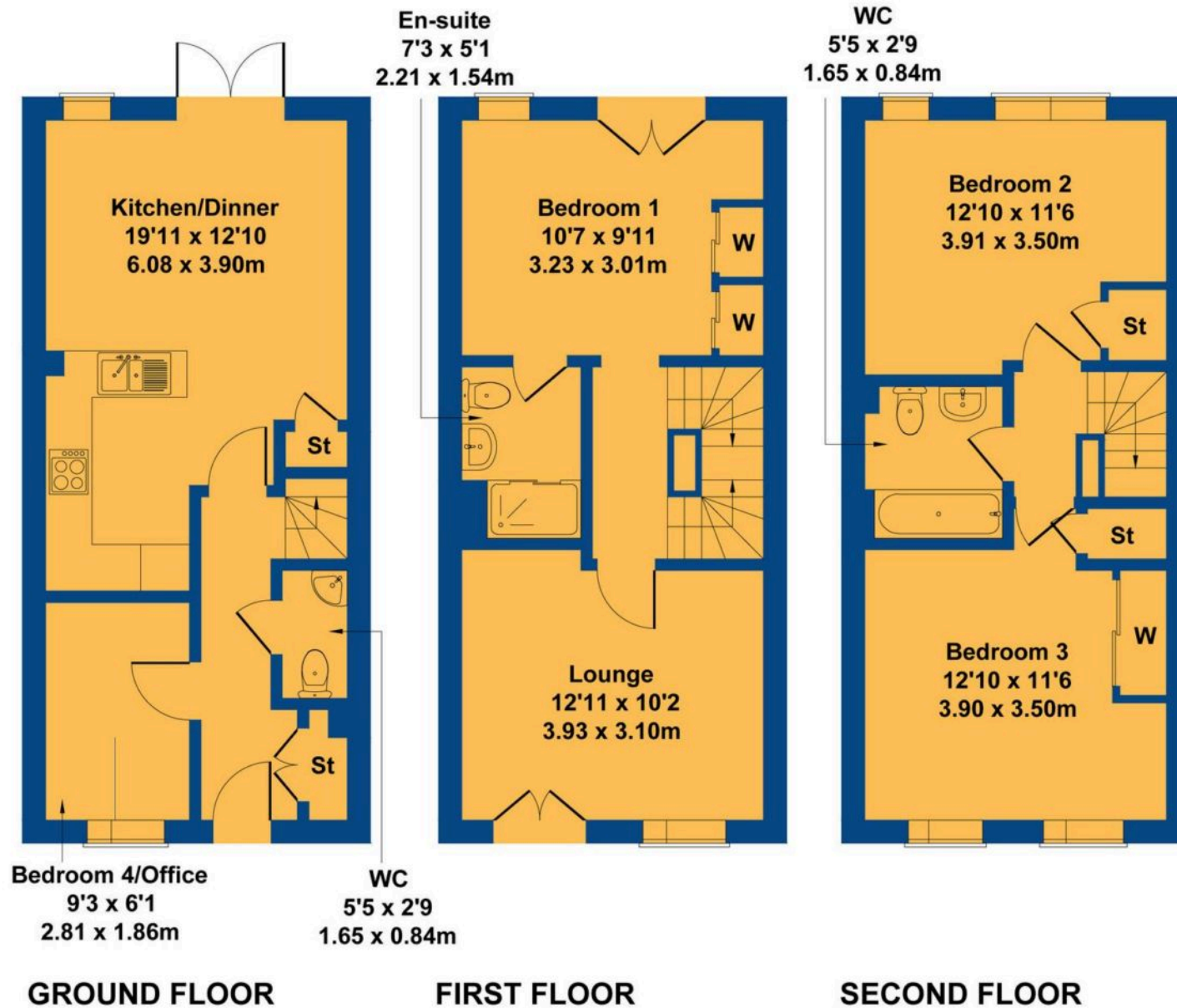






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Approximate Gross Internal Area  
1141 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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