





7 Clos Y Rheilffordd

Barry, Barry

Luxurious four bedroom Barratt townhouse with an open plan kitchen/diner, a spacious lounge, a private rear garden, a garage and two parking spaces. Close to amenities, attractions and beaches. EPC rating B86.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BARRATT TOWNHOUSE - THREE STOREY LIVING
- WELL PRESENTED THROUGHOUT
- LARGE OPEN PLAN KITCHEN/DINER, PERFECT FOR ENTERTAINING
- SPACIOUS LOUNGE WITH A JULIET BALCONY
- FOUR SPACIOUS BEDROOMS
- GF SHOWER ROOM, FF WC AND SF FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- TWO ALLOCATED PARKING SPACES LOCATED DIRECTLY OUTSIDE THE PROPERTY PLUS AN INTEGRAL GARAGE
- FULLY ENCLOSED, WELL MAINTAINED REAR GARDEN
- EPC B86
- CLOSE TO LOCAL AMENITIES, ATTRACTIONS AND BEACHES





GROUND FLOOR

Hallway

Entrance into the property via a composite front door with opaque glazing into the entrance hallway. The hallway has wood effect flooring, smooth walls and a smooth ceiling. Doors lead to two storage cupboards, a shower room, a utility room and bedroom four. A carpeted staircase leads to the first floor.

Utility Room

9' 9" x 6' 7" (2.98m x 2.00m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. Base level units with a wood effect laminate worktop. Space and plumbing for a washing machine and tumble dryer. A composite glazed door leading out into the garden and a radiator.

Shower Room

8' 11" x 3' 3" (2.72m x 0.99m)

Vinyl tile 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 walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass folding shower screen. Full height wall tiling within the walk-in shower and a matching tiled splash back behind the wash basin. A shaver point, a radiator and an extractor fan.

Bedroom Four/Additional Reception Room

10' 1" x 9' 6" (3.08m x 2.90m)

Wood effect flooring, smooth walls and a smooth ceiling. Double opening French doors leading out into the garden and a radiator.





FIRST FLOOR

First Floor Landing

Wood effect flooring, smooth walls and a smooth ceiling. A radiator and doors leading off to the lounge, kitchen and WC. A further carpeted staircase leads to the second floor.

Kitchen/Diner

16' 10" x 11' 4" (5.14m x 3.46m)

Wood effect flooring, smooth walls and a smooth ceiling. Matching white eye and base level units with wood effect laminate worktops. A stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop. Integrated appliances include a four ring stainless steel gas hob, an extractor hood and eye level single oven. Room for a dishwasher and a fridge/freezer. Ample space for a dining table and chairs. Two rear aspect windows and a radiator.

Lounge

17' 0" x 13' 0" (5.18m x 3.97m)

Wood effect flooring, smooth walls and a smooth ceiling. Two radiators, a front aspect floor-to-ceiling window and a Juliet balcony with double opening French doors.

WC

5' 5" x 4' 5" (1.64m x 1.35m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. A two piece white suite comprising a WC with a push button flush and a pedestal wash basin with a stainless steel mixer tap overtop and a tiled splash back. A radiator and double opening doors lead to a cupboard housing the water tank.





SECOND FLOOR

Second Floor Landing

Wood effect flooring, smooth walls and a smooth ceiling. Doors leading to three bedrooms and a family bathroom. Loft access.

Bedroom One

12' 9" x 12' 0" (3.89m x 3.66m)

Wood effect flooring, smooth walls and a smooth ceiling. A large floor-to-ceiling front aspect window, a radiator and doors leading to an en-suite shower room and walk-in wardrobe.

En-suite Shower Room

7' 1" x 4' 7" (2.16m x 1.40m)

Vinyl tile 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 walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass sliding shower screen. Full height wall tiling within the walk-in shower and a matching splash back behind the wash basin. A shaver point, an extractor fan, a floor-to-ceiling opaque front aspect window and a radiator.

Bedroom Two

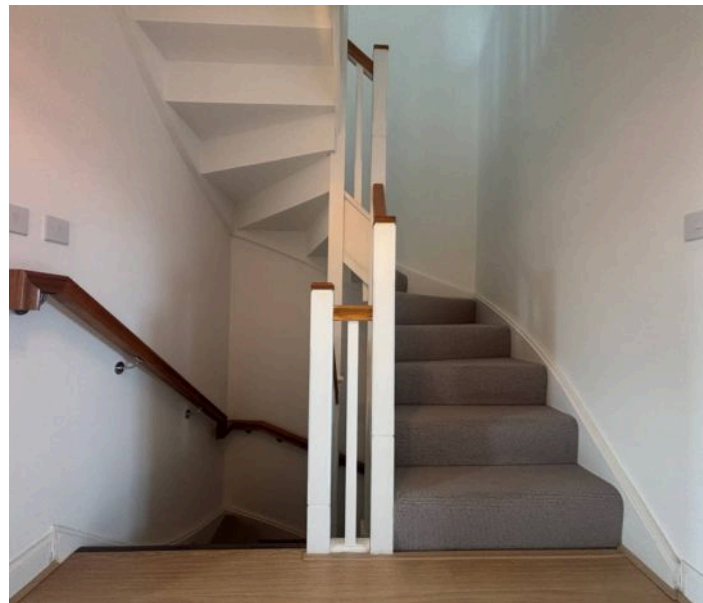
10' 1" x 8' 4" (3.07m x 2.54m)

Wood effect flooring, smooth walls and a smooth ceiling. A rear aspect window and a radiator.

Bedroom Three

9' 10" x 8' 4" (3.00m x 2.54m)

Wood effect flooring, smooth walls and a smooth ceiling. A rear aspect window, a radiator and a door leading into the family bathroom.





Family Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

Vinyl tile 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, extending to provide a splash back behind the sink. A radiator and an extractor fan.

Service Charges

A service charge of approx £130 per annum is payable to Remus Management.

Rear Garden

Step out of the property onto an initial well-appointed patio area. The garden is largely laid to lawn, bordered by slate chippings. The garden features beautiful well established trees and shrubbery. Fully enclosed by well maintained timber fencing. There is also a gate allowing access to the front of the property.

GARAGE

Single Garage

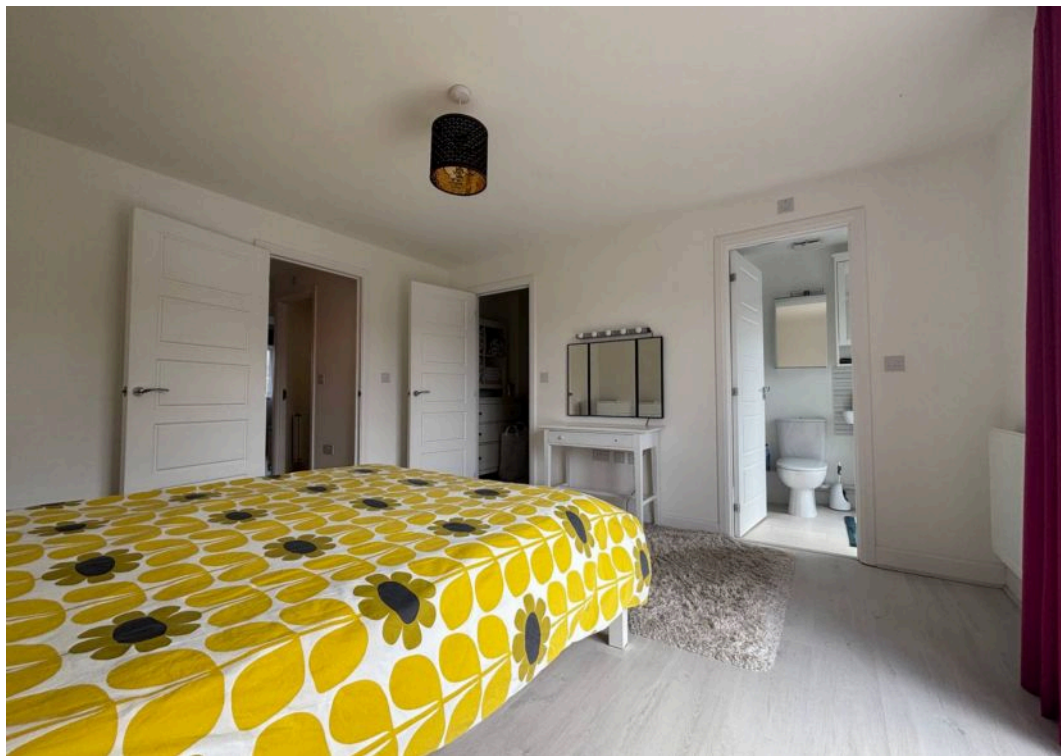
ALLOCATED PARKING

2 Parking Spaces













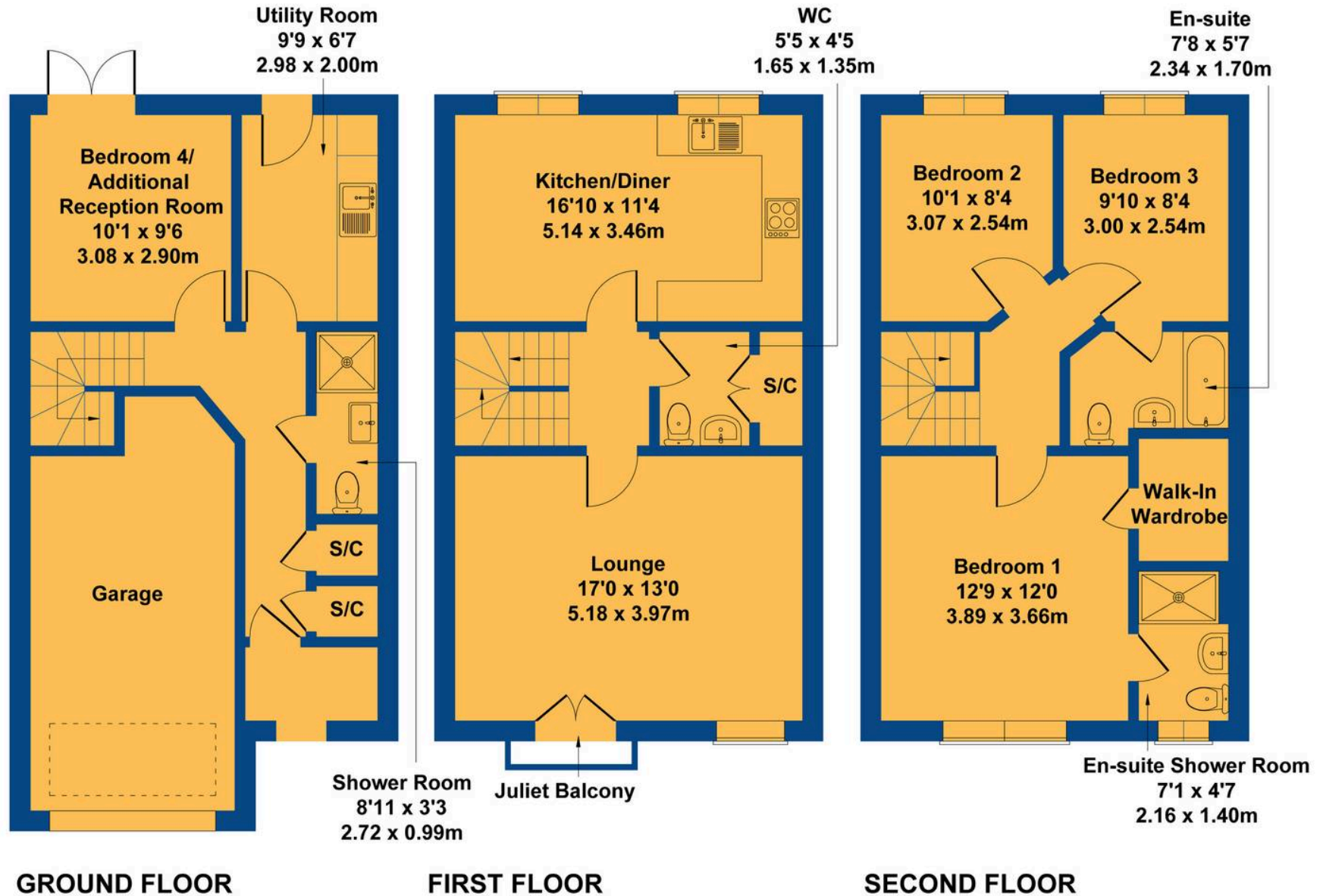


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		99
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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Approximate Gross Internal Area
1528 sq ft - 142 sq m



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



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