







## 129 Ffordd Y Dociau

Barry, Barry

Modern two double bed property, ideal as a first time buy, with parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFULLY PRESENTED MODERN PROPERTY
- KITCHEN OPEN TO LOUNGE WITH DOORS ONTO GARDEN
- TWO DOUBLE BEDROOMS
- BATHROOM WITH SHOWER OVER BATH
- PARKING
- CLOSE TO WATERFRONT SHOPS AND BEACHES PLUS RAIL LINKS
- EPC B83







**Entrance Hall** Accessed via composite front door. Laminate effect vinyl floor and carpeted stairs to the first floor. Radiator. Door to kitchen and lounge.

**Kitchen and Lounge** 22' 2" x 11' 11" (6.76m x 3.63m)  
Well presented kitchen which is open to the living room. Continuation of the vinyl floor. A good range of modern eye level and base units with complementing work surfaces and inset sink unit. Concealed combi boiler. Inset hob with oven under. Breakfast bar area and then open to lounge with door off to WC. Lounge has two radiators and uPVC double opening doors to rear garden.

**WC** White WC and wash hand basin. Radiator.

**Landing** Carpeted landing with doors to double bedrooms and bathroom. Loft hatch.

**Bathroom** 6' 0" x 5' 7" (1.83m x 1.70m)  
White suite comprising WC with button flush, pedestal wash basin and bath with shower over. Radiator. Tiled splash backs and radiator.

**Bedroom One** 11' 11" x 7' 9" (3.63m x 2.36m)  
Double bedroom with front aspect window. Radiator. Space for bedroom furniture.

**Bedroom Two** 11' 11" x 7' 9" (3.63m x 2.36m)  
Double bedroom with rear aspect window and radiator.

**Rear Garden** Fully enclosed Southerly aspect rear garden with patio and artificial grass. Gate to rear. Shed.

**Driveway** 1 Parking Space

Off road parking, directly in front of the property for one car







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Approximate Gross Internal Area

527 sq ft - 49 sq m

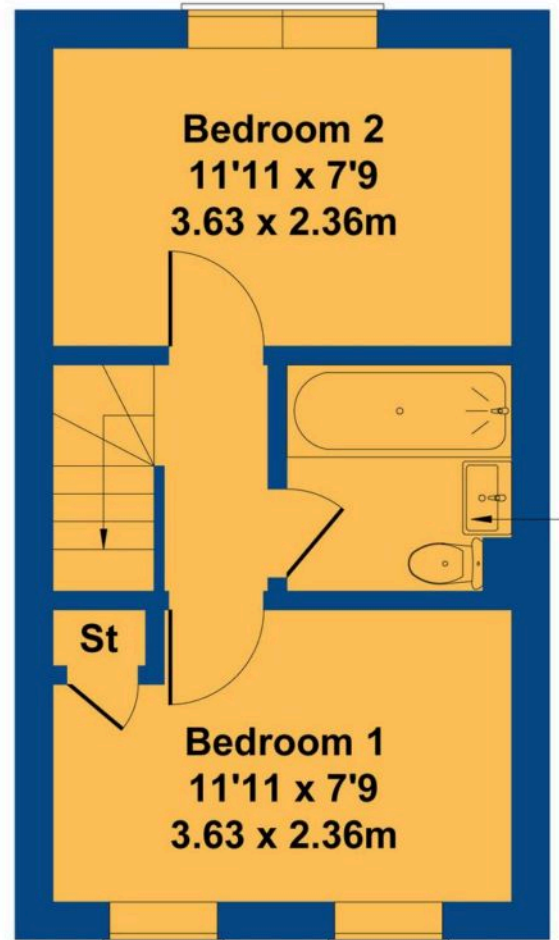
Bathroom

6'0 x 5'7

1.83 x 1.70m



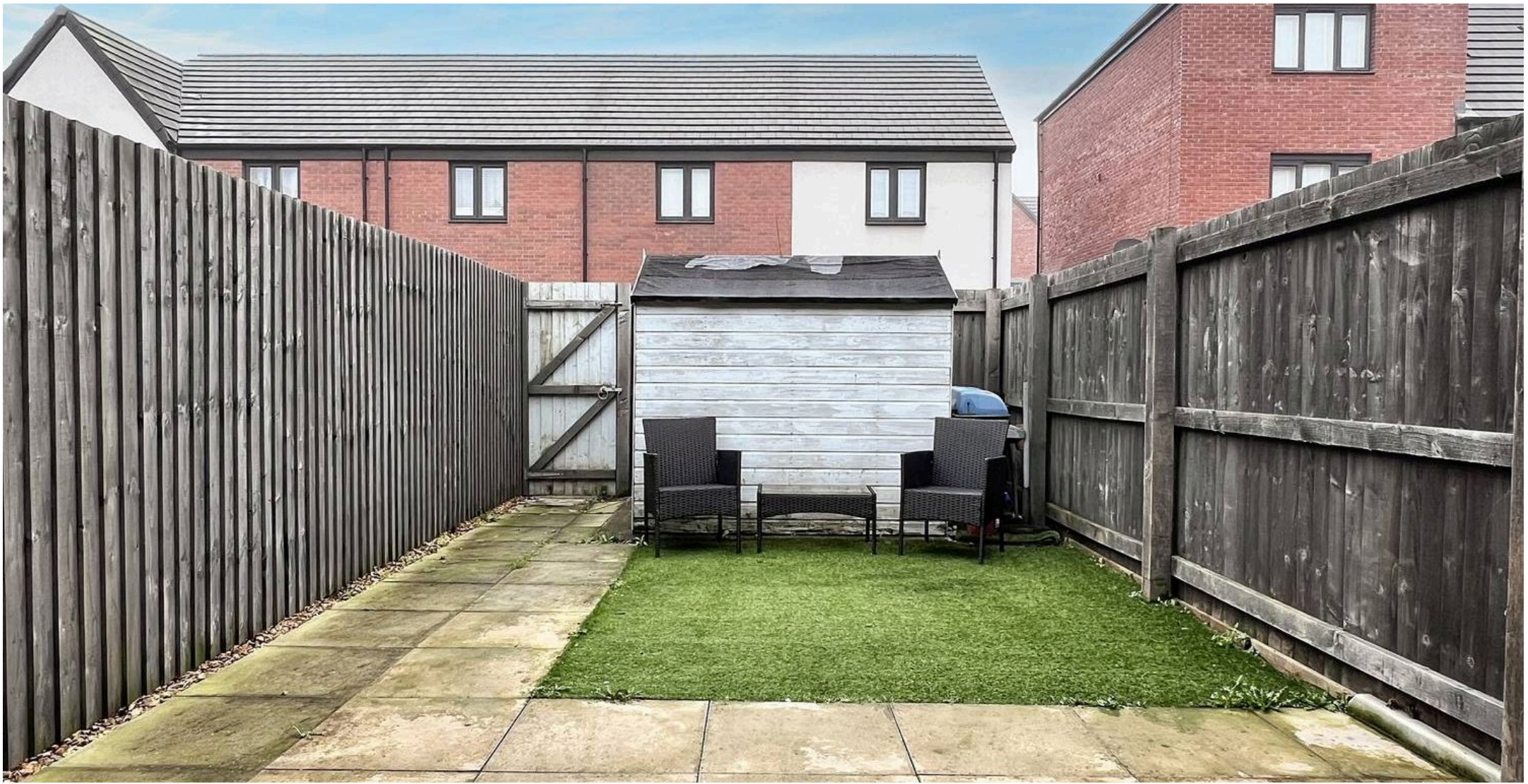
**GROUND FLOOR**



**FIRST FLOOR**

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





## Chris Davies Estate Agents

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