





34 Clos Mancheldowne

Barry, Barry

Two bedroom terraced house located on a quiet cul-de-sac within the old Barry waterfront, offered with no onward chain! Close to transport links, shops and amenities. EPC D65.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- OLD BARRY WATERFRONT LOCATION - QUIET AND PRIVATE CUL-DE-SAC
- IDEAL FIRST TIME BUY OR INVESTMENT
- SPACIOUS LOUNGE
- OPEN PLAN LOUNGE/DINER
- FIRST FLOOR FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING DIRECTLY OUTSIDE THE PROPERTY FOR TWO VEHICLES
- EPC D65
- EXCELLENT TRANSPORT LINKS (BARRY DOCKS TRAIN STATION AND BARRY TRANSPORT INTERCHANGE 0.9 MILES)



Porch

4' 5" x 2' 11" (1.35m x 0.89m)

Entrance into the property via a composite front door with opaque glazing into an entrance porch. The porch has wood-effect laminate flooring, smooth walls and a textured ceiling. Open to the lounge.

Lounge

13' 11" x 13' 2" (4.23m x 4.02m)

The lounge has wood effect laminate flooring, smooth walls and a textured ceiling. There is a front aspect window, a radiator, a feature electric fireplace with a wooden mantel, a carpeted staircase leading up to the first floor and doors giving access to an under-stairs storage cupboard and the kitchen/diner.

Kitchen/Diner

13' 10" x 8' 2" (4.21m x 2.49m)

The kitchen/diner has tiled flooring, smooth walls and a textured ceiling. The kitchen comprises a good range of matching eye and base level units with complimenting marble effect laminate worktops. There is a sink inset with a stainless steel mixer tap ovetop and a tiled splash back. Integrated appliances include a four-ring gas hob, a single electric oven and an extractor hood. There is space and plumbing for a washing machine and space for an under-counter fridge/freezer. There is also a cupboard housing the condenser boiler, a rear aspect window, double opening French doors leading out into the garden and a radiator.

Landing

A carpeted staircase leads up to a carpeted landing. The landing has smooth walls and a textured ceiling. There is loft access and doors giving access to two bedrooms and a bathroom.





Bedroom One

11' 5" x 10' 6" (3.48m x 3.20m)

Bedroom one is carpeted with smooth walls and a textured ceiling. There is a front aspect window, a radiator and a cupboard housing the hot water tank.

Bedroom Two

9' 11" x 7' 11" (3.01m x 2.42m)

Bedroom two is carpeted with smooth walls and a textured ceiling. There is a rear aspect window and a radiator.

Bathroom

6' 8" x 5' 8" (2.04m x 1.72m)

The bathroom has tiled flooring, smooth walls and a textured ceiling. There is a three-piece peach suite comprising a WC with a push button flush, a vanity wash basin with stainless steel pillar taps and a bath with stainless steel pillar taps and an electric shower inset. There is full-height tiling within the bath/shower, which extends behind the WC and sink. There is also a rear aspect opaque window and a radiator.





GARDEN

Step out of the French doors from the kitchen/diner onto an initial area of patio, ideal for alfresco dining or relaxing in the sun. The remainder of the garden is laid to lawn and is fully enclosed by well maintained timber fencing. There is also a handy outdoor tap.

ALLOCATED PARKING

2 Parking Spaces

The property benefits from two allocated parking spaces.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		



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