



## Ffordd Wallace, £425,000

- COUNCIL TAX BAND - E
- NHBC WARRANTY
- DIRECT WATER VIEWS TO REAR
- NO CHAIN
- PARKING TO FRONT
- 2 ENSUITES, DRESSING ROOM, FAMILY BATHROOM, DOWNSTAIRS CLOAKROOM.
- EPC Rating: B



 3  2  1



## About the property

LARGER THAN AVERAGE FAMILY HOME - 2 EN-SUITES  
- DRESSING ROOM TO MASTER - DIRECT WATER  
VIEWS - NO CHAIN - COVERED BY NHBC WARRANTY.

Harbourside @ the Quays, Barry. Close to; The  
Goodsheds development, Barry Island beaches,  
supermarkets, train station, link roads leading to M4,  
parks and schools.

## Accommodation

### Cloakroom Wc

### Study

9' 1" x 6' 1" ( 2.77m x 1.85m )

### Lounge

17' 8" x 9' 9" ( 5.38m x 2.97m )

### Kitchen

19' 9" x 12' 7" ( 6.02m x 3.84m )

### Landing

### Bedroom One

17' 8" x 10' 1" ( 5.38m x 3.07m )

### En Suite



### **Bedroom Two**

17' 8" x 10' 8" ( 5.38m x 3.25m )

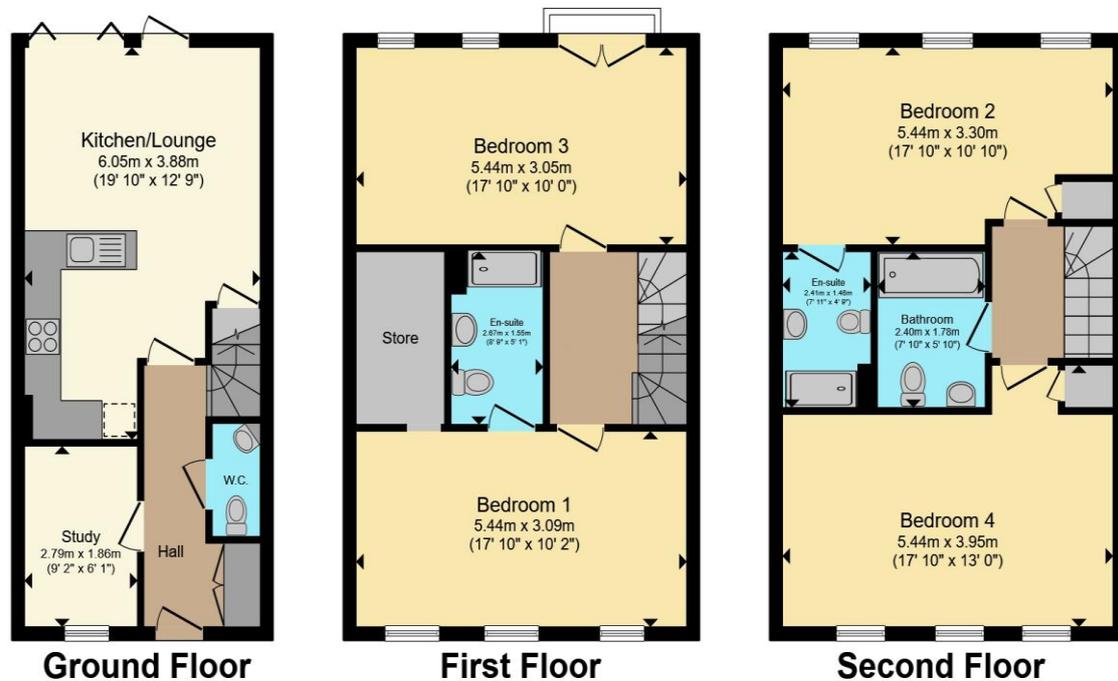
### **Bedroom Three**

17' 8" x 12' 9" ( 5.38m x 3.89m )

### **Bathroom**

### **Rear Garden**

## Floorplan



Total floor area 132.0 m<sup>2</sup> (1,420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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