



63 Ffordd Y Mileniwm
Barry, CF62 5BD



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£164,950 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are pleased to market this well presented spacious two bedroom mid-terraced property conveniently located for local amenities and transport links. Accommodation briefly comprises: entrance hall, WC, open plan living/kitchen/diner. First floor landing, two spacious double bedrooms and a family bathroom. Externally the property enjoys one allocated parking space, low maintenance front garden and rear garden with rear lane access. Being sold with no onward chain. EPC Rating 'B'.

Directions

- Penarth Town Centre 7.4 miles
- Cardiff City Centre 8.7 miles
- M4 (J33) 9.8 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a composite door into a welcoming hallway which enjoys laminate wood effect flooring and a carpeted staircase leading to the first floor landing.

The doakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a pedestal wash-hand basin and a low level dual flush WC. The doakroom further benefits from vinyl flooring and a central ceiling light point.

The open plan living/kitchen/diner is the focal point of the home and enjoys continuation of laminate wood effect flooring. The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: an 'Electrolux' 4-ring gas hob with extractor hood over and an 'Electrolux' double oven. The kitchen further benefits from a stainless-steel bowl and half sink and a cupboard housing the wall mounted 'Ideal' combi boiler. Space and plumbing has been provided for freestanding white goods.

The living/dining room is a large open plan space which benefits from continuation of wood effect laminate flooring, recessed ceiling spotlights and uPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR

The first floor landing enjoys carpeted flooring and a loft hatch providing access to loft space.

Bedroom one is located to the rear of the property and is a generously sized double bedroom which benefits from carpeted flooring, fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom two is a further spacious double bedroom which enjoys carpeted flooring and two uPVC double glazed windows to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with electric shower over, a pedestal wash-hand basin and a low level dual flush WC. The bathroom further benefits from vinyl flooring, partially tiled walls and a central ceiling light.

GARDENS AND GROUNDS

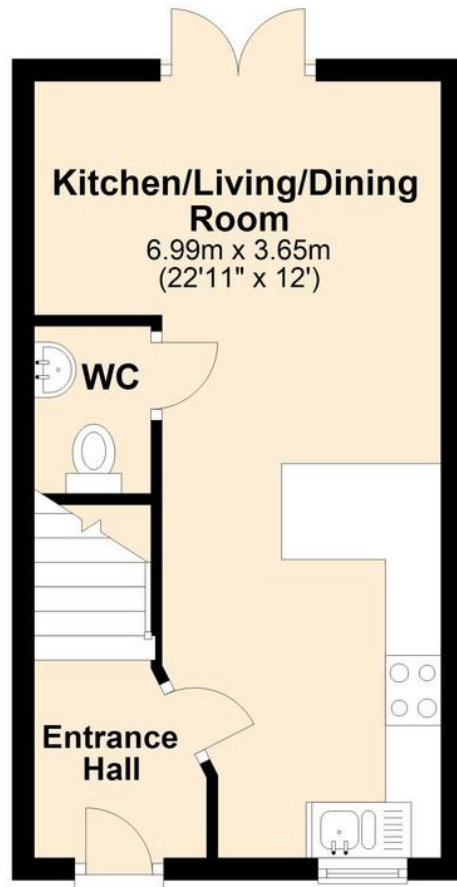
63 Ffordd Y Mileniwm enjoys one allocated parking space located to the rear of the property. The property enjoys a low maintenance front garden predominantly laid with artificial turf. To the rear of the property is an enclosed rear garden which is predominantly laid to lawn with a small patio area providing ample space for outdoor entertaining and dining. The rear garden also enjoys a pedestrian gate providing rear access to the property.

SERVICES AND TENURE

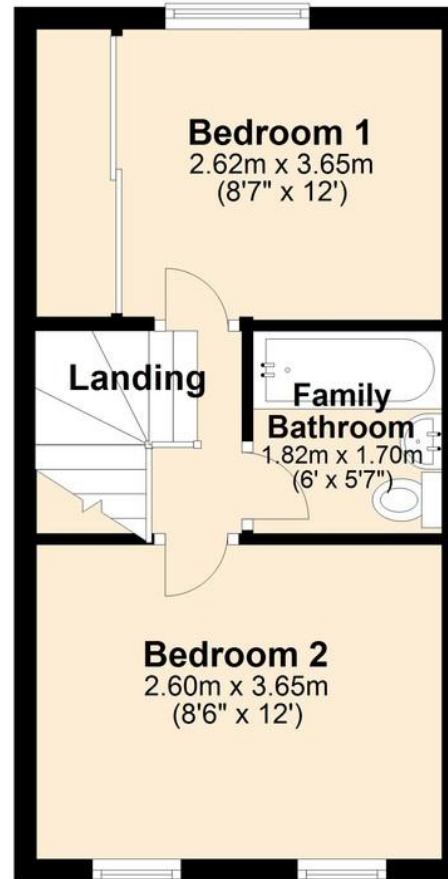
All mains services connected. Freehold. We have been reliably informed that the service charge is approx. £150 per annum.



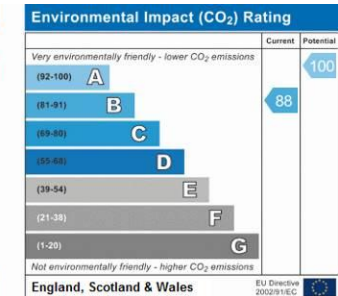
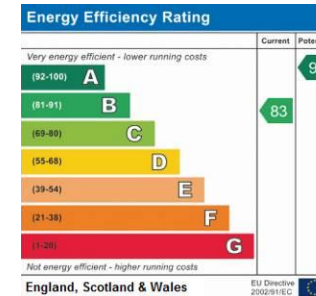
Ground Floor



First Floor



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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