



- TWO BEDROOMS
- WELL PRESENTED
- CLOSE TO BEACHES
- CLOSE TO AMENITIES
- ALLOCATED PARKING

Clos Dinas, Barry, CF62 5DS

Offers In Excess Of £190,000

THE QUAYS This two bedroomed well presented property constructed by Taylor Wimpy is situated close to local amenities including shops, doctors surgeries, the newly popular Good shed with its eateries, bars and boutique shops. A short distance to Barry Island seaside resort with its beautiful beaches, cafes and amusement arcades. The setting for Gavin and Stacey. The train station offers easy access into Barry town centre and Cardiff City. Viewings are highly recommended to fully appreciate. Call 01446 506070 to Book



Property Description

PROPERTY DETAILS Constructed by Taylor Wimpy this mid link property comprises of hallway, cloakroom, kitchen and living room to the ground floor. Landing, two double bedrooms and a family bathroom to the first floor. The property has quite a few upgrades including built in wardrobes and integrated appliances. Benefitting from double glazing, gas central heating an enclosed garden and an allocated parking space.

HALLWAY Enter through door with glazed panel. Ceramic tiled flooring. Staircase rising to first floor with fitted carpet and spindled balustrade. Radiator. Doors into:-

CLOAKROOM Continuation of flooring. Close coupled W.C and a pedestal wash hand basin. Half tiled walls. Window to front. Wall mounted electrical consumer unit.

KITCHEN 9' 9" x 6' 1" (2.97m x 1.85m) Ceramic tiled flooring. A range of base and eye level units complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in oven and four ring gas burner hob with extractor fan over. Integrated washing machine, fridge/freezer and dish washer. Window to front.

LIVING ROOM 13' 2" max x 12' 3" (4.01m x 3.73m) Enter through a glazed panelled door. Wood effect laminate flooring. Radiator. Storage cupboard. French doors to rear accessing the garden. Neutral decor. Flat plastered ceiling with recessed lighting.

LANDING Fitted carpet, Spindled balustrade. Flat plastered ceiling with loft access. Doors into :-

BEDROOM ONE 12' 2" min to ward x 7' 4" (3.71m x 2.24m) Fitted carpet, neutral décor. Two windows to front. Built in wardrobes. Radiator. Flat plastered ceiling with the addition of recessed lighting.

BEDROOM TWO 13' 2" x 7' 4" (4.01m x 2.24m) Another double bedroom currently being used as an office. Fitted carpet, radiator. Window to rear.



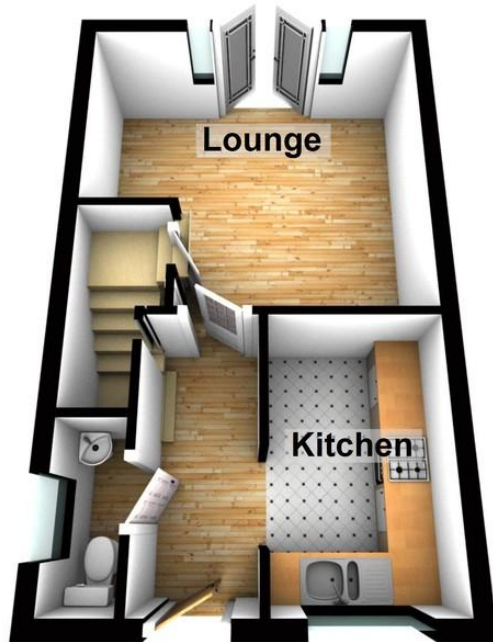


BATHROOM Ceramic tiled flooring. A three piece suite in white comprising of close coupled W.C pedestal wash hand basin and a panelled bath with shower and glass shower screen over. Tiled splashbacks. Recessed lighting.

OUTSIDE The front has one allocated parking space. Walkway giving rear access. The rear garden is enclosed by overlapped timber fencing. Has a paved patio and artificial lawn. Gate giving rear access.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements