



7 Clos Y Rheilffordd, Barry

£360,000 Freehold

BARRATT TOWNHOUSE - THREE STOREY LIVING • NO ONWARD CHAIN • LARGE OPEN PLAN KITCHEN/DINER, PERFECT FOR ENTERTAINING • SPACIOUS LOUNGE WITH A JULIET BALCONY • FOUR SPACIOUS BEDROOMS • GF SHOWER ROOM, FF WC AND SF FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER • TWO ALLOCATED PARKING SPACES LOCATED DIRECTLY OUTSIDE THE PROPERTY PLUS AN INTEGRAL GARAGE • FULLY ENCLOSED, WELL MAINTAINED REAR GARDEN • EPC B86 • CLOSE TO LOCAL AMENITIES, ATTRACTIONS AND BEACHES





This spectacular four bedroom semi-detached Barratt townhouse boasts three storeys of luxurious living space. Immaculately presented throughout, the property features a large open plan kitchen/diner, ideal for hosting gatherings and creating unforgettable memories. The spacious lounge, complete with a Juliet balcony, offers a cosy retreat for relaxation. The property also comprises four generous bedrooms, a ground floor shower room, first floor WC, second floor family bathroom, as well as an en-suite to the master bedroom. Parking is made convenient with two allocated spaces directly outside the property in addition to an integral garage. The property boasts an Energy Performance Certificate rating of B86, ensuring energy efficiency.

Step outside into the enchanting rear garden, a private oasis perfect for unwinding after a busy day. Initially you are greeted by a well-appointed patio area, ideal for al fresco dining or enjoying a morning coffee. The garden, mainly laid to lawn and bordered by slate chippings, is adorned with beautifully established trees and shrubbery, offering tranquillity and privacy. Fully enclosed by well-maintained timber fencing, the garden provides a safe place for children and pets to play. For added convenience, a gate allows easy access to the front of the property, completing this stunning outdoor space.

Close proximity to local amenities, attractions and beaches makes this property a truly desirable home for those seeking both comfort and convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR

Hallway

Entrance into the property via a composite front door with opaque glazing into the entrance hallway. The hallway has wood effect flooring, smooth walls and a smooth ceiling. Doors lead to two storage cupboards, a shower room, a utility room and bedroom four. A carpeted staircase leads to the first floor.

Utility Room

9' 9" x 6' 7" (2.98m x 2.00m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. Base level units with a wood effect laminate worktop. Space and plumbing for a washing machine and tumble dryer. A composite glazed door leading out into the garden and a radiator.

Shower Room

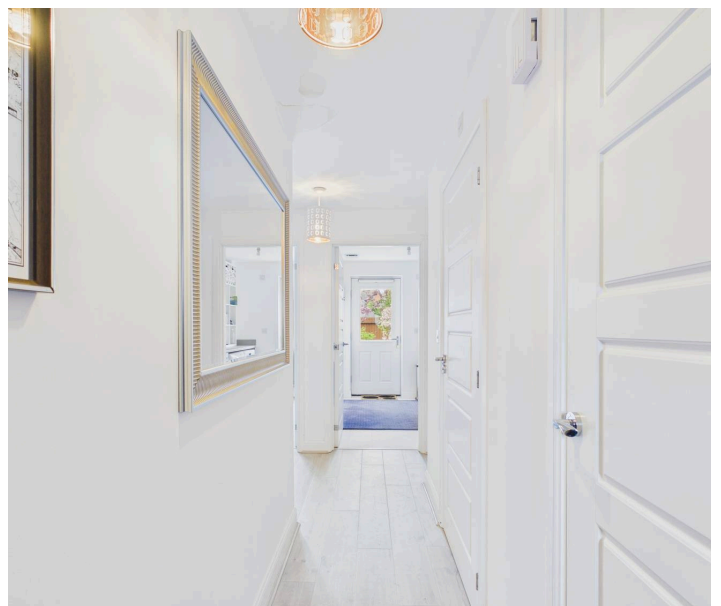
8' 11" x 3' 3" (2.72m x 0.99m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass folding shower screen. Full height wall tiling within the walk-in shower and a matching tiled splash back behind the wash basin. A shaver point, a radiator and an extractor fan.

Bedroom/Additional Reception Room

10' 1" x 9' 6" (3.08m x 2.90m)

Wood effect flooring, smooth walls and a smooth ceiling.



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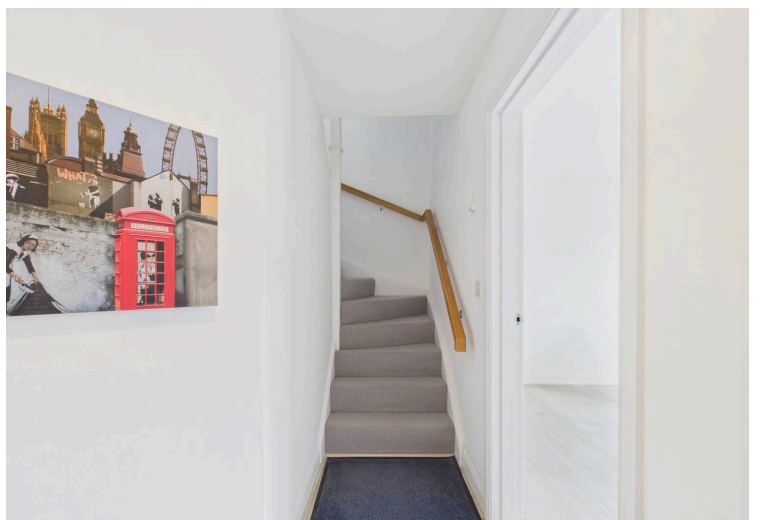
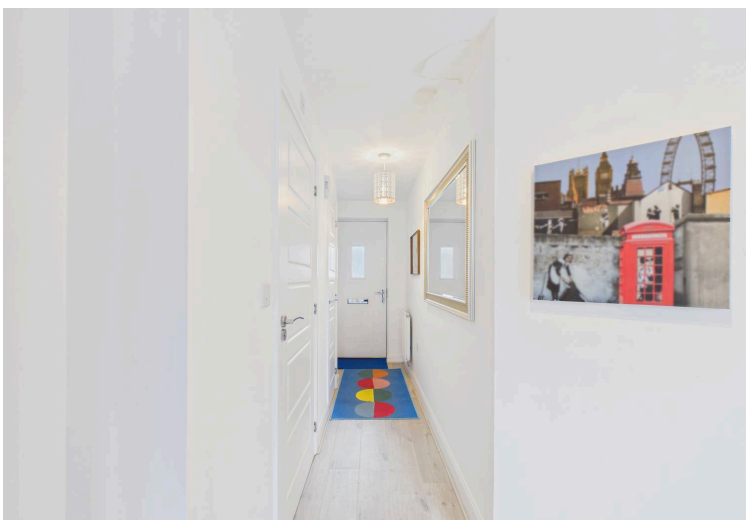


GARDEN

Step out of the property onto an initial well-appointed patio area. The garden is largely laid to lawn, bordered by slate chippings. The garden features beautiful well established trees and shrubbery. Fully enclosed by well maintained timber fencing. There is also a gate allowing access to the front of the property.

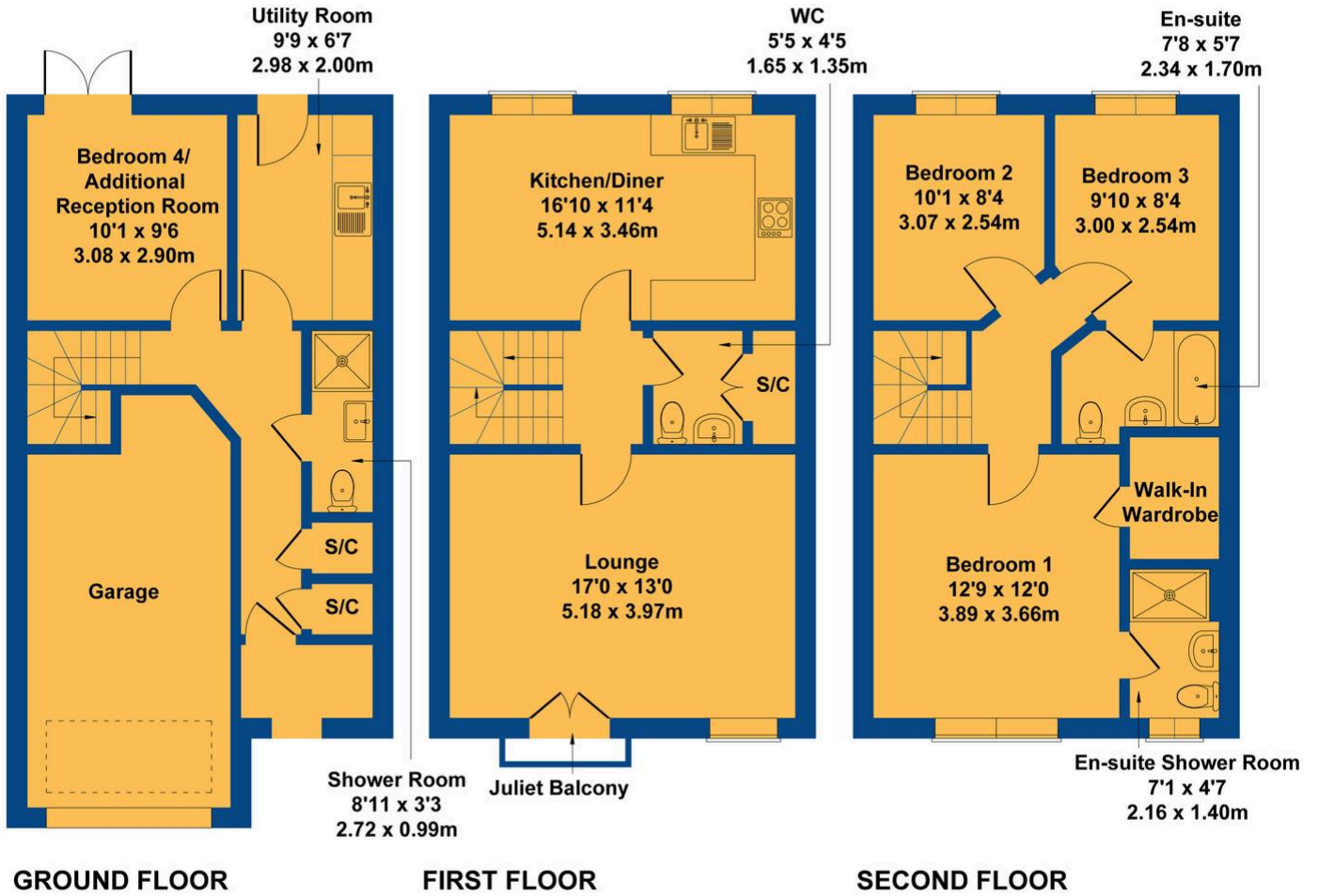


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Approximate Gross Internal Area
1528 sq ft - 142 sq m



Not to Scale. Produced by The Plan Portal 2025
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