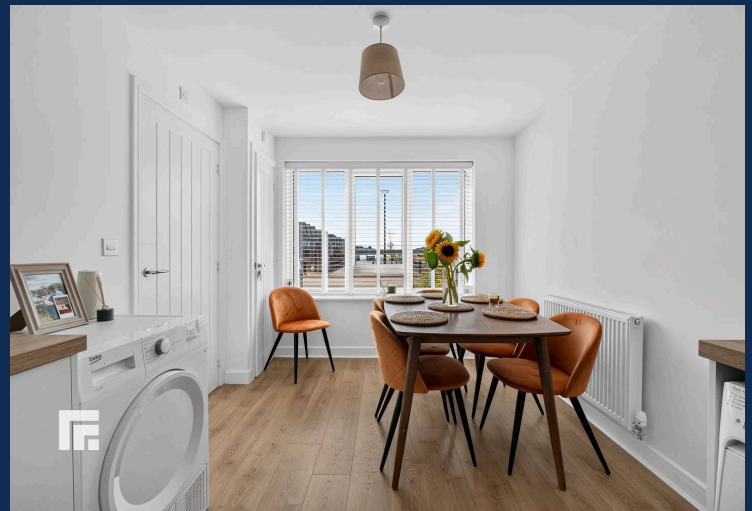




9 Ffordd Darwin, Barry

£329,950 Freehold

Spacious 3-bed terraced townhouse in central location with water views, off-road parking, en suite, built-in storage, and easy access to amenities, schools, and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Entrance hallway

Entered via composite front door. Laminate flooring. Radiator. Carpeted stairs to first floor. Door to kitchen

Kitchen

16' 11" x 8' 11" (5.16m x 2.72m)

Double glazed window to front. Continuation of flooring. Space for table and chairs. Fitted kitchen to comprise a range of base and wall units incorporating sink and drainer with mixer taps over. Recess and plumbing for appliance and space for fridge freezer. Radiator. Archway to living room.

Lounge

15' 0" x 10' 4" (4.57m x 3.15m)

Double glazed French doors to the rear. Radiator. Door to

Wc

Closed Custer wc and wash hand basin. Radiator.

First floor landing

Carpeted stairs rising to the first floor radiator doors to all rooms. Stairs to second floor.

Bedroom one

15' 0" x 10' 7" (4.57m x 3.23m)

Fitted carpet. Radiator. French doors to Juliet balcony. Radiator.

Bathroom

Ceramic tile flooring. Panelled bath with shower over. Closed cistern wc and wash hand basin. Radiator.

Bedroom Two

15' 1" x 10' 7" (4.60m x 3.23m)

Two boxed bat windows to the front . Radiator. Fitted carpet. Water views

Second floor accommodation

Carpeted stairs to the second floor

Landing

Fitted carpet. Doors to second floor rooms

Bedroom Three

15' 3" x 10' 10" (4.65m x 3.30m)

Master en suite with French doors to a Juliet balcony. Radiator. Fitted wardrobes. Door to en suite

En suite

Ceramic tile flooring. Shower enclosure closed cistern wc wash hand basin. Ceramic tile to splash back .

Bedroom four

15' 1" x 9' 1" (4.60m x 2.77m)

Double glazed window to the front offering stunning water views. Fitted carpet. Radiator

Outside

To the front : driveway providing off road parking To the rear: enclosed garden laid to paving with lawn areas. Gated side access.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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Second floor accommodation

Carpeted stairs to the second floor

Landing

Fitted carpet. Doors to second floor rooms

Bedroom Three

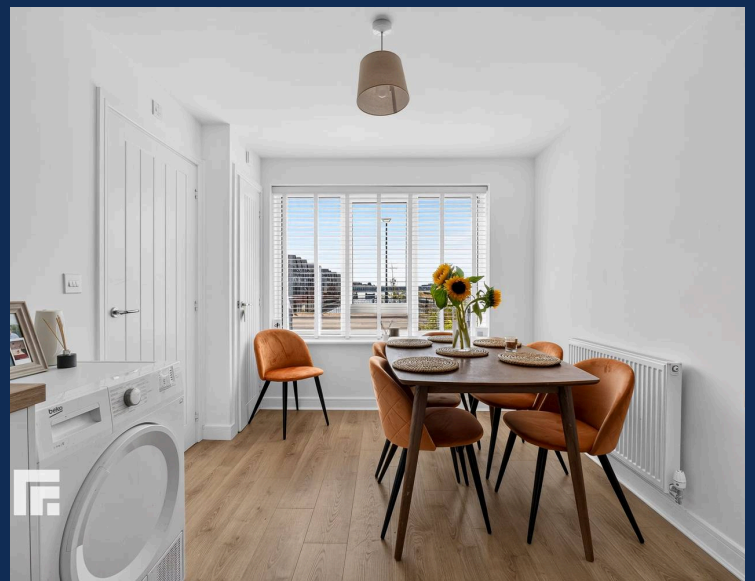
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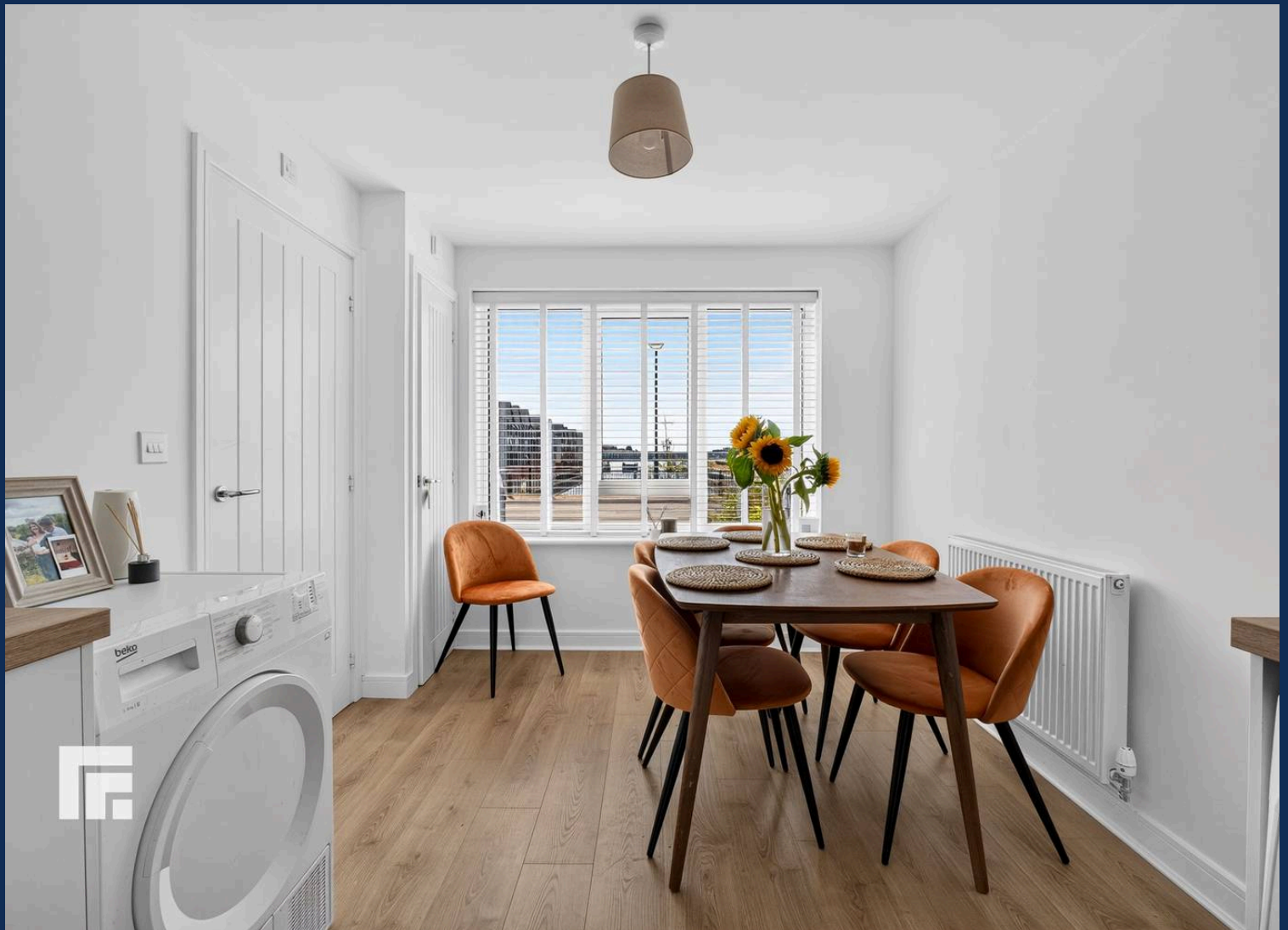


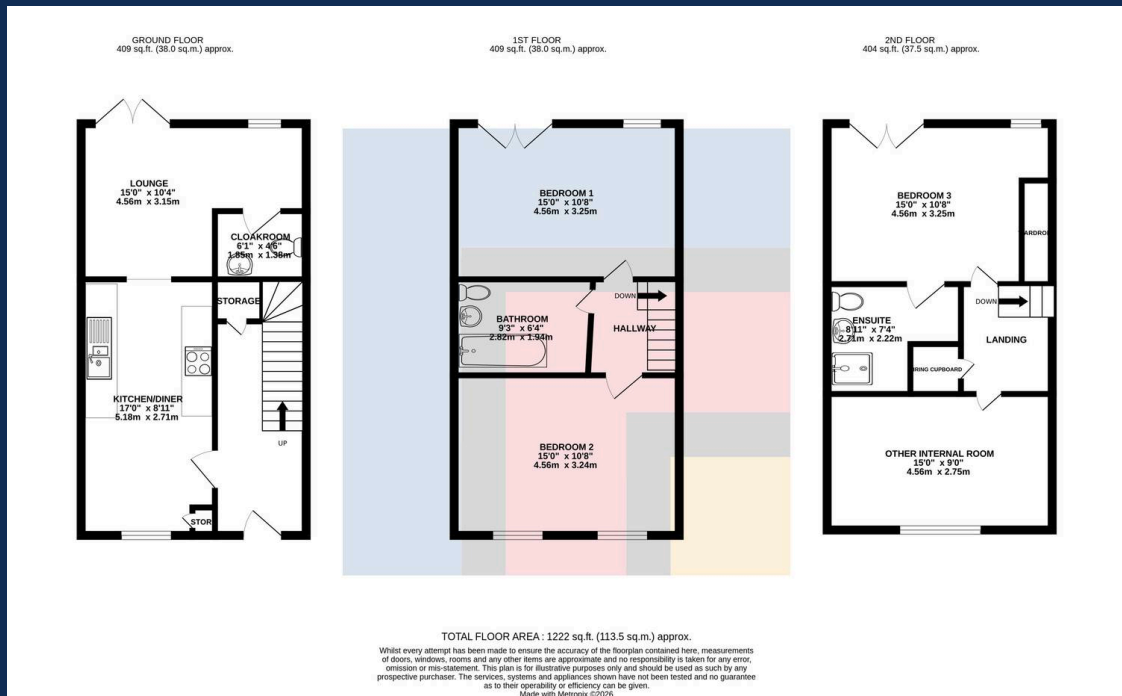
GARDEN

Good size garden to the rear.

DRIVEWAY

1 Parking Space





BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62
7AJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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