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9 Ffordd Y Dociau, Barry CF62 5BN
£299,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

Situated in the charming area of Ffordd Y Dociau, Barry, this beautifully presented semi-detached Townhouse is an ideal family home. With three well-proportioned bedrooms, this property offers spacious living across two storeys, making it perfect for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming hallway that leads to a fitted kitchen equipped with integrated appliances and dining room, which overlooks the front elevation, providing a lovely space for family meals. The ground floor also features a convenient cloakroom and a comfortable living room, where French doors open onto a level garden, seamlessly blending indoor and outdoor living.

The first floor comprises two inviting bedrooms and a family bathroom, while the second floor boasts a generous master bedroom complete with an en-suite shower room, ensuring privacy and comfort.

The exterior of the property is equally appealing, with a low-maintenance front garden adorned with slate chippings. The rear garden is enclosed, featuring a patio area perfect for alfresco dining, alongside a laid lawn. Additionally, there is gated access leading to parking for two vehicles, a valuable asset in this desirable location.

This home is ideally situated within walking distance to local amenities, including Asda and the Goodsheds development, as well as the stunning Barry Island beach. Public transport options are also conveniently close, making this property not only a beautiful place to live but also a practical choice for families. Viewing is essential to fully appreciate all that this delightful home has to offer.







FRONT
Front garden with planted established shrubbery, laid decorative stone chippings. Paved pathway leading to a composite front door. Side access to rear garden.

Entrance Hallway
4'11 x 5'00 (1.50m x 1.52m)
Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wood-framed door leading to the kitchen/dining room.

Kitchen / Dining
8'07 x 17'04 (2.62m x 5.28m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls, LVT flooring. Wall-mounted radiator. UPVC double-glazed window to the front elevation.
Fitted kitchen comprising of wall and base units, wood laminate worktops and upstands, stainless steel one-and-a-half bowl sink. Integrated four-ring gas hob, integrated oven, stainless steel cooker hood and upstand. Space for washing machine and space for fridge freezer. Wall-mounted combination boiler housed. Area for dining furniture. Wood-framed doors lead to the entrance hallway, living room and WC cloakroom.

Living Room
11'04 x 13'10 (3.45m x 4.22m)
Smoothly plastered ceiling, smoothly plastered walls, LVT flooring. Wall-mounted radiator. UPVC double-glazed French doors lead out to the rear garden, with a wood-framed door leading through to the kitchen/dining room.

W.C Cloakroom
3'00 x 5'03 (0.91m x 1.60m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls, LVT flooring. Wall-mounted radiator. Pedestal wash hand basin, close-coupled toilet and ceramic tiled splashback. Wood-framed door leading through to the kitchen/dining room.

FIRST FLOOR

First Floor Landing
6'06 x 12'09 (1.98m x 3.89m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring and fitted carpet staircase rising from the ground floor. Wall-mounted radiator. Wood-framed doors lead to bedrooms two, three and the family bathroom, with a further wood-framed door leading through to the inner hallway.

Bedroom Two
11'06 x 11'09 (3.51m x 3.58m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the rear elevation. Built-in wardrobes. Wood-framed door leading into the first floor landing.

Family Bathroom
6'02 x 7'01 (1.88m x 2.16m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls and part ceramic tiled walls. Vinyl flooring. Wall-mounted radiator. Pedestal wash hand basin, close-coupled toilet and bath. Wood-framed door leading through to the first floor landing.

Bedroom Three
7'02 x 10'09 (2.18m x 3.28m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the front elevation. Wood-framed door leading to the first floor landing.

Inner Landing
4'03 x 6'06 (1.30m x 1.98m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the front elevation. Fitted carpet staircase rising to the second floor and wood-framed door leading to the first floor landing.

SECOND FLOOR

Bedroom One
14'01 x 17'10 (4.29m x 5.44m)
Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed window to the front elevation and Velux window to the rear elevation. Built-in wardrobes. Wood-framed door leading through to an ensuite shower room. Fitted carpet staircase descending to the first floor.

En-Suite Shower Room
4'08 x 9'03 (1.42m x 2.82m)
Smoothly plastered ceiling with vent and Velux window, smoothly plastered walls and part porcelain tiled walls. Vinyl flooring. Wall-mounted radiator. Pedestal wash hand basin, close-coupled toilet and double shower with electric shower overhead. Wood-framed door leading through to the master bedroom.

REAR
Enclosed rear garden with featheredge fencing surrounding. The garden features a paved patio area, paved pathway and laid AstroTurf lawn. Gate access to the rear leads to two allocated parking bays. French doors lead into the living room. Side access to front.

COUNCIL TAX
Council tax band E

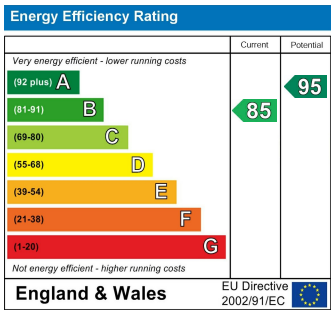
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The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

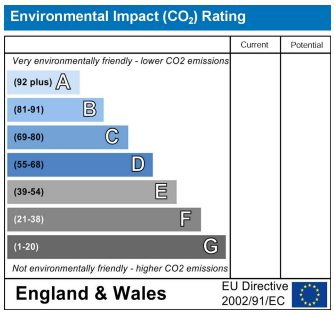
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
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PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.











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