



3 Ffordd Darwin  
Barry, Vale of Glamorgan, CF63 4RS

Watts  
& Morgan







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### OIEO £350,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, four bedroom semi-detached family home situated in the highly sought-after East Quay at Latitude development. Conveniently located to local amenities, Barry Docks train station, Cardiff City Centre and the M4 Motorway. Accommodation set over 3-storeys briefly comprises; entrance hall, open-plan kitchen/dining room, living room and ground floor cloakroom. First floor landing; spacious double bedroom, single bedroom and family bathroom. Second floor landing; spacious primary bedroom with en-suite and a further double bedroom. Externally the property benefits from a tarmac driveway providing off-road parking for two vehicles and beautifully landscaped enclosed rear garden. EPC Rating; 'B'.

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#### Directions

Cardiff City Centre – 7.7 miles

M4 Motorway – 9.5 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door into a welcoming hallway benefitting from tiled flooring and a carpeted staircase leading to the first floor.

The open-plan kitchen/dining room is the focal point of the home and benefits from continuation of tiled flooring and a uPVC double glazed window to the front elevation. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Zanussi' electric oven, a 'Zanussi' 4-ring gas hob with an extractor fan over and a 'Beko' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from matching upstands, a stainless steel splash-back, a bowl and a half stainless steel sink with a mixer tap over and a cupboard housing the wall-mounted 'Ideal' boiler.

The living room enjoys carpeted flooring, a bespoke fitted media wall with inset electric fireplace and feature lighting, decorative wall panelling and a set of uPVC double glazed French doors with double glazed side panels providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner pedestal wash hand basin and a WC. The cloakroom further benefits from tiled flooring, a partially tiled splash-back and an extractor fan.

### First Floor

The first floor landing benefits from carpeted flooring, a uPVC double glazed window to the front elevation and a carpeted staircase leading to the second floor.

Bedroom two, currently used as a home office/sitting room, enjoys carpeted flooring and a set of uPVC double glazed French doors with double glazed side panels and a Juliet balcony to the rear elevation.

Bedroom four is a single bedroom benefitting from carpeted flooring and a uPVC double glazed window to the front elevation enjoying elevated water views.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls and an extractor fan.

### Second Floor

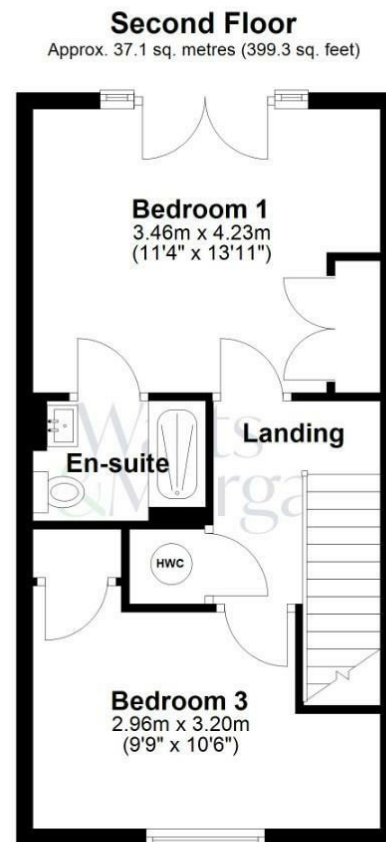
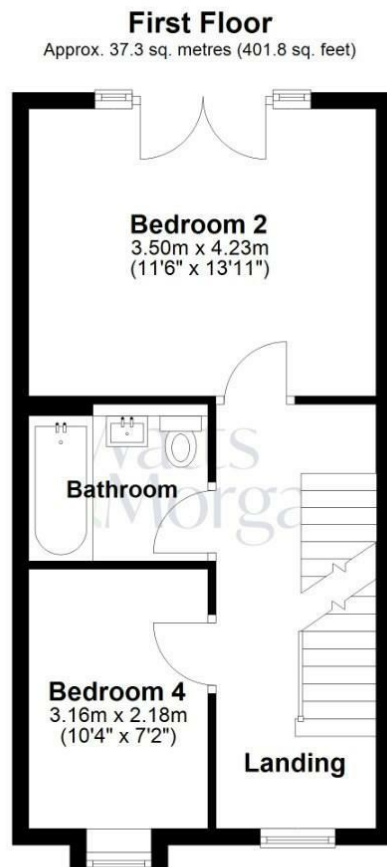
The second floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a loft hatch providing access to the loft space.

The primary bedroom is a spacious double bedroom and enjoys carpeted flooring, a range of recessed wardrobes and a set of uPVC double glazed French doors with double glazed side panels and a Juliet balcony to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls and an extractor fan.

Bedroom three is another double bedroom and benefits from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation enjoying further elevated views.







Total area: approx. 111.5 sq. metres (1200.4 sq. feet)

## Garden & Grounds

3 Ffordd Darwin is approached off the street onto a tarmac driveway providing off-road parking for two vehicles. The beautifully landscaped rear garden is predominantly laid with porcelain tile providing ample space for outdoor entertaining and dining. The rear garden further benefits from a pedestrian gate allowing side access, an artificially lawned area and a large insulated wooden storage shed.

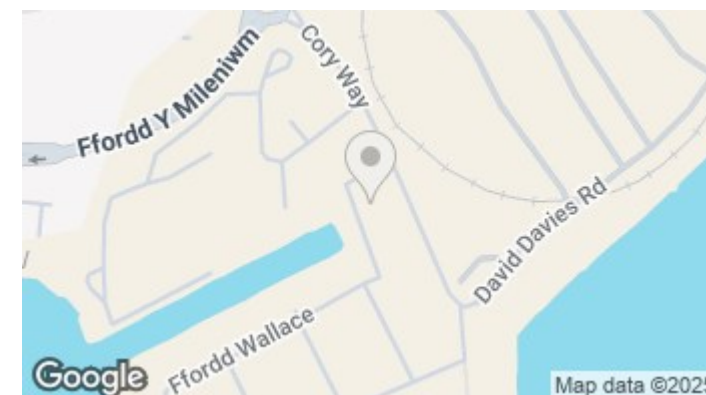
## Additional Information

All mains services connected.

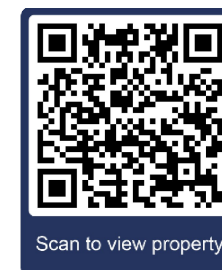
Freehold.

We have been reliably informed that the Service Charge is £180pa.

Council tax band 'E'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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