



26 Teifi Drive  
Barry, CF62 7TL

Watts  
& Morgan

# 26 Teifi Drive

Barry CF62 7TL

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**£245,000 Freehold**

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well-presented, two bedroom semi-detached family home. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living/dining room, kitchen and conservatory. First floor landing, double bedroom, spacious single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking, landscaped front and rear gardens. EPC rating 'TBC'.

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## Directions

Cardiff City Centre – 9.5 miles

M4 Motorway – 9.1 miles

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Your local office: Penarth

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a welcoming hallway enjoying wood effect laminate flooring and a carpeted staircase leading to the first floor.

The living/dining room benefits from wood effect laminate flooring, a central feature gas fireplace, an understairs storage cupboard, a uPVC double glazed window to the side elevation and a large uPVC double glazed window to the front elevation. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, partially tiled walls/splashback, a stainless steel sink and a uPVC double glazed window to the rear elevation.

A partially glazed uPVC door leads into the conservatory which enjoys tile flooring, uPVC double glazed windows to all elevations and a set of uPVC double glazed French doors providing access to the rear garden.

### First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall mounted 'Ideal' combi boiler, a loft hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed fitted wardrobes and a uPVC double glazed window to the front elevation.

Bedroom two is a spacious single bedroom benefitting from carpeted flooring, a range of recessed fitted wardrobes and a uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls and an obscure uPVC double glazed window to the rear elevation.

### Gardens & Grounds

26 Teifi Drive is approached off the street onto a concrete driveway providing off-road parking.

The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders.

### Additional Information

Freehold.

All mains services connected.

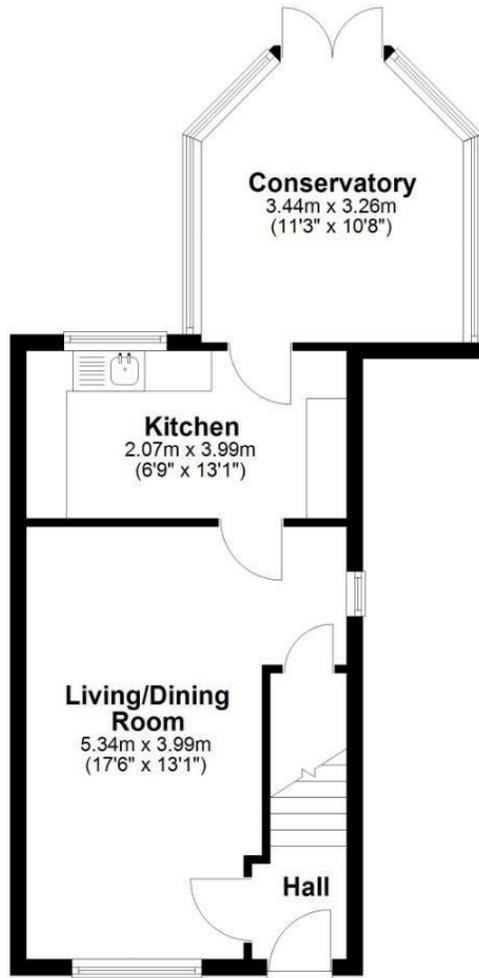
Council tax band 'C'.

EPC rating 'TBC'.



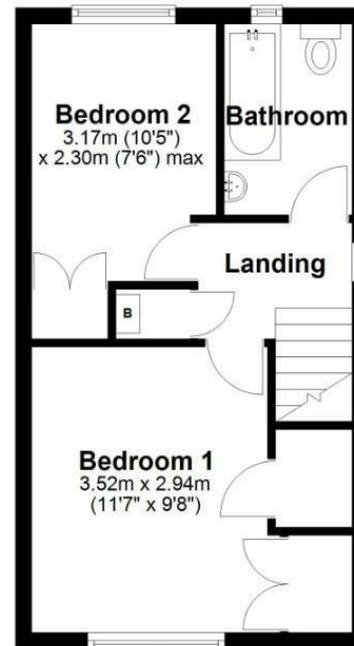
### Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



### First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



Total area: approx. 70.4 sq. metres (758.1 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</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	



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