



The Bungalow,
Little Brynhill Lane, Barry, CF62 8PN

WATTS & MORGAN 150 YEARS

© South Wales Property Photography



The Bungalow,

Little Brynhill Lane, Barry, CF62 8PN

£465,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this spectacular four bedroom dormer bungalow enjoying superb countryside views across the Vale of Glamorgan. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, sitting room, a spectacular open plan kitchen/living/dining room with bi-fold doors, two spacious double bedrooms and a family bathroom. First floor landing, two spacious double bedrooms enjoying elevated countryside views and a shower room. Set within Brynhill Golf Club grounds, the property is accessed via private electric gates onto the driveway providing parking for several vehicles. Externally the property benefits from beautifully landscaped, low maintenance front and rear gardens. Being sold with no onward chain. EPC Rating: 'C'.

Directions

- Cardiff City Centre 8.9 miles
 - M4 (J33) 7.4 miles
-

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via an 'Iroko' hardwood front door with obscured glazed size panel into a welcoming hallway benefiting from ceramic tiled flooring with underfloor heating, recessed ceiling spotlights, a feature stone wall and a bespoke floating glass panelled staircase leading to the first floor landing. The sitting room enjoys a central feature wood burning stove with built-in wood stores, carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

The spectacular open plan kitchen/living/dining room is the focal point of the house enjoying spectacular views across Brynhill Golf Course and beyond. The kitchen showcases a range of base and wall units and a central feature island with high gloss 'Bellagio' stonework surfaces. Integral appliances to remain include: an 'AEG' 5-ring gas hob with extractor hood, two 'AEG' ovens, an 'AEG' microwave, wine cooler, a 'Lamona' fridge freezer, a 'Lamona' dishwasher and a 'Lamona' washing machine. The kitchen further benefits from ceramic tiled flooring with underfloor heating, a sink and drainer with mix tap and two sets of bi-folding doors leading out onto the rear garden. Bedrooms three and four, situated on the ground floor, are spacious double bedroom enjoying carpeted flooring and uPVC double glazed windows. The family bathroom has been fitted with a 4-piece white suite comprising: a glazed wet room shower enclosure with a thermostatic rainfall shower over, a freestanding bath, a WC and a wash-hand basin set within a vanity unit. The bathroom further benefits from ceramic tiles to the walls and floor and an obscured uPVC double glazed window to the rear elevation.

FIRST FLOOR

The first-floor landing enjoys carpeted flooring, a glass balustrade and two 'Velux' windows. Bedroom one is a generously sized double bedroom enjoying carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights, a double glazed door and window with a Juliette balcony providing spectacular elevated views over Brynhill Golf Club and the Vale of Glamorgan. Bedroom two is a generously sized double bedroom enjoying carpeted flooring, recessed ceiling spotlights and two 'Velux' windows providing spectacular elevated countryside views. The shower room serving the first floor accommodation has been fitted with a 3-piece white suite comprising: a glazed shower enclosure with a multi-functioning thermostatic shower over, a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from fully tiled walls/flooring and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

The Bungalow is entered via electric gates leading onto a driveway providing parking for several vehicles. The landscaped front garden is predominantly laid to lawn and enjoys a patterned press crete walkway and gate providing access to Port Road. The beautifully landscaped, low maintenance rear garden is predominantly tiles providing ample space for outdoor entertaining and dining. The rear garden is fully enclosed and benefits from a large astro turf grass area and modern style fencing.

SERVICES AND TENURE

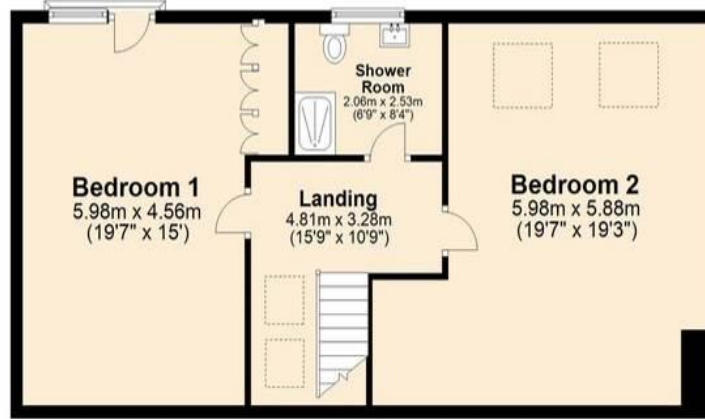
All mains services connected. Freehold.



Ground Floor
Approx. 106.2 sq. metres (1143.0 sq. feet)



First Floor
Approx. 70.6 sq. metres (759.5 sq. feet)



Total area: approx. 176.7 sq. metres (1902.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

