





60 Coed Mawr

Barry, Barry

Four bedroom detached property with a large private rear garden with stunning vale views.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FOUR BEDROOMS
- DETACHED GARAGE
- NO CHAIN
- LARGE PRIVATE GARDEN
- STUNNING VALE VIEWS
- LONG DRIVEWAY
- EPC tbc
- LOCATED IN HIGHLY SOUGHT AFTER HIGHLIGHT PARK





Hallway

Entrance via a covered storm porch, aluminum framed front door with opaque glazing and matching side panel. Carpeted with a side aspect window, stairs leading to the first floor, under stairs storage with lighting and doors leading off to the lounge, kitchen and downstairs WC. The property also comes fitted with a burglar alarm.

Lounge

14' 4" x 13' 0" (4.37m x 3.96m)

Carpeted with a coved ceiling, fire surround, wall lighting and skirting board heating (instead of a radiator). Double opening uPVC doors lead to the rear garden and a square opening leads through to the dining room.

Dining Room

12' 4" x 11' 0" (3.76m x 3.35m)

Carpeted with matching decor to the lounge. Coved ceiling, rear aspect window, skirting board heating (instead of a radiator) and a door leading to the kitchen.

Kitchen

11' 11" x 8' 11" (3.63m x 2.72m)

Vinyl floor, fitted eye and base level units with work surfaces and a stainless steel sink unit. Standalone electric hob, oven and grill and a wall mounted Vaillant boiler. Space and plumbing for other appliances. Front aspect window and a radiator. Plus, a rear aspect window and a door leading to the rear lobby.

Downstairs WC

4' 5" x 3' 8" (1.35m x 1.12m)

Vinyl flooring, wash basin with a cupboard underneath, WC, opaque window to front and a radiator.





Rear Lobby

10' 1" x 2' 9" (3.07m x 0.84m)

Continuation of vinyl floor, uPVC opaque windows with a polycarbonate roof. Door to rear and matching door to the front.

Landing

L shaped landing with carpeted floor, a front aspect window and a loft hatch. Doors leading off to four bedrooms, a shower room and an airing cupboard which has shelving and houses the water tank.

Bedroom 1

15' 7" x 10' 7" (4.75m x 3.23m)

Carpeted double bedroom, coved ceiling, a radiator and a rear aspect window overlooking the garden and stunning long distance Vale views.

Bedroom 2

10' 5" x 10' 8" (3.18m x 3.25m)

Carpeted double bedroom, coved ceiling, radiator, full height and width fitted wardrobes and a rear aspect window overlooking the garden with stunning far reaching Vale views. Please note, measurements exclude the depth of the fitted wardrobes.

Bedroom 3

9' 4" x 7' 2" (2.84m x 2.18m)

Carpeted with a radiator and front aspect window.

Bedroom 4

10' 8" x 6' 2" (3.25m x 1.88m)

Recess of 9"4. Carpeted, front aspect window and a radiator. Large storage cupboard with shelving.

Shower Room

6' 3" x 6' 2" (1.91m x 1.88m)

Wet room style with an electric shower, fully tiled walls, a pedestal wash basin, a WC with a button flush, a radiator, an electric wall heater and an opaque front aspect window.





REAR GARDEN

69' 12" x 30' 0" (21.34m x 9.14m)

The garden is accessible from the rear lobby or the lounge plus pedestrian door from the drive, in front of the garage. Fully enclosed and very private with views of the Vale. Highlights include two lawned areas, a section of soil ideal for growing vegetables and a greenhouse. Outside tap and access to a detached garage.

FRONT GARDEN

Dwarf walled front garden patch with trees and shrubs alongside the driveway.

GARAGE

Single Garage

Access via an up and over door. The garage measures 24'8" by 11'1", ideal for one car. The garage has recently had a new roof (2019). There are two double glazed windows and a uPVC door leading to the garden. The garage also has overhead lighting and an inspection pit plus a handy large work bench.

ON DRIVE

2 Parking Spaces

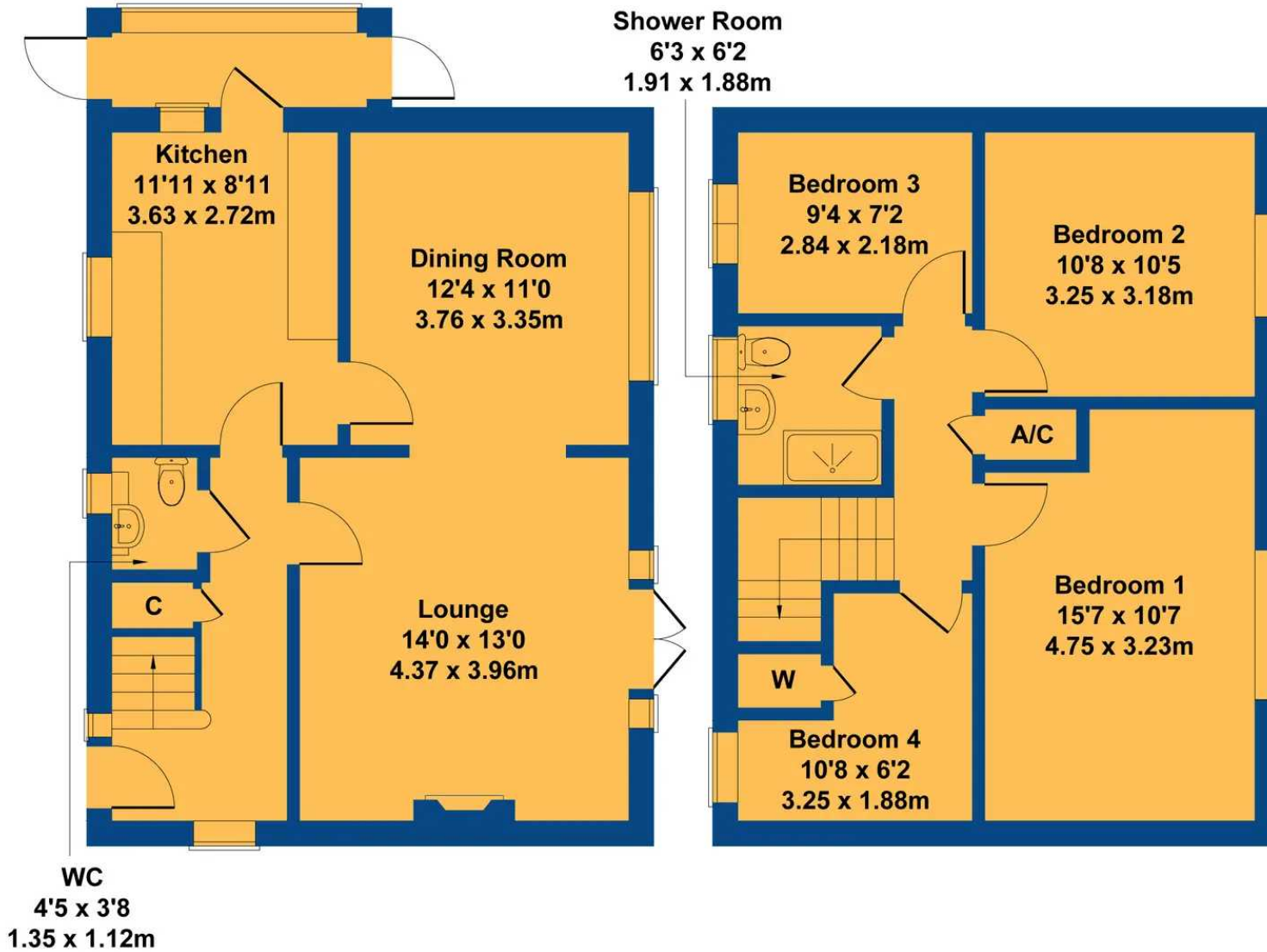
Long driveway accommodating parking for several vehicles.





60 Coed Mawr

Approximate Gross Internal Area
1152 sq ft - 107 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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