

10 Heol Fioled, Barry
£395,000



10 Heol Fioled

Barry, Barry

Exquisite three bedroom detached house in Pencoedre Village. Open plan lounge/dining room, stylish kitchen with breakfast bar, spacious garden with patio and water feature, garage, EPC C72. Outdoor sanctuary with landscaped gardens, greenhouse and seating areas creating a tranquil haven.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- LARGE LANDSCAPED REAR GARDEN
- OPEN PLAN LOUNGE AND DINING ROOM
- SEPARATE KITCHEN COMPLETE WITH BREAKFAST BAR
- THREE BEDROOMS
- LARGE FRONT GARDEN WITH DOUBLE DRIVEWAY
- SINGLE GARAGE OFFERING ADDITIONAL PARKING OR STORAGE SPACE
- EPC C72
- SHOWER ROOM AND BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT





GROUND FLOOR

Hallway

Entrance via a uPVC front door with opaque glazing and a complementing opaque glazed side panel. Carpeted with smooth walls and a textured covered ceiling. Doors leading off to bedroom one and a storage room with built in wardrobes. Handy space under the stairs for storage, a radiator and a carpeted staircase leading to the first floor.

Bedroom One

12' 5" x 13' 0" (3.78m x 3.96m)

Carpeted with smooth walls and a textured ceiling. A large front aspect window and a radiator. An archway leading through to the dressing room.

Dressing Room

6' 10" x 4' 11" (2.08m x 1.50m)

Carpeted with smooth walls, a textured ceiling and a radiator. A door leads off to the shower room.

Shower Room

6' 9" x 7' 1" (2.06m x 2.16m)

Tiled flooring and half height wall tiles with smooth walls and a textured ceiling. Full height wall tiling into the walk in shower cubicle with a thermostatic stainless steel shower inset with a rainfall shower head and separate rinser. A white WC with a concealed cistern and a white vanity sink unit with a stainless steel mixer tap over top. An opaque side aspect window, a towel radiator, a shaver point and an extractor fan.





FIRST FLOOR

Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a textured coved ceiling. Doors leading off to the bathroom, bedroom two, kitchen, lounge/dining room and bedroom three. A large front aspect window allowing plenty of natural light and a radiator.

Kitchen

14' 0" x 10' 0" (4.27m x 3.05m)

Tiled flooring, smooth walls and a textured ceiling. Wooden eye and base level units with stainless steel handles and a complementing black worktop with a one and a half bowled stainless steel sink unit inset. An integrated oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine and fridge/freezer. Subway tiled splashback, breakfast bar and a uPVC door leading out to the garden.

Lounge

19' 6" x 12' 4" (5.94m x 3.76m)

Carpeted with smooth walls and a textured coved ceiling. A large front aspect window, a small side aspect window and two radiators. A feature fireplace with a marble surround and a wooden mantlepiece. An archway leads through to the dining room.

Dining Room

9' 3" x 11' 11" (2.82m x 3.63m)

Carpeted with smooth walls and a textured coved ceiling. A radiator and double opening doors leading to the rear garden.





Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Carpeted with smooth walls and a textured ceiling. A rear aspect window and a radiator.

Bedroom Three

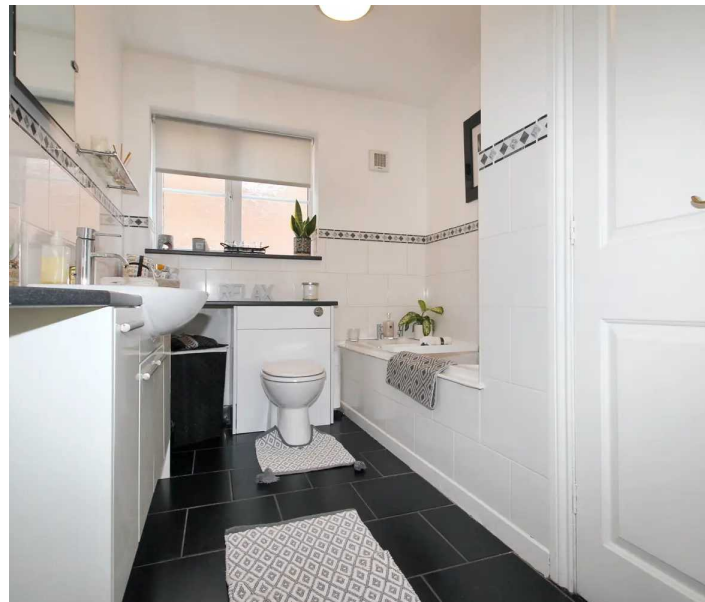
11' 2" x 10' 4" (3.40m x 3.15m)

Carpeted with smooth walls and a textured ceiling. A radiator and a large front aspect window.

Bathroom

11' 1" x 7' 0" (3.38m x 2.13m)

Tiled flooring and half height wall tiles with smooth walls and a textured ceiling. A white suite comprising a WC with a concealed cistern, a vanity sink unit with a stainless steel mixer tap over top and a bath with stainless steel pillar taps. An opaque glazed side aspect window, a storage cupboard, a radiator and an extractor.





Front Garden

To the right is a large double driveway suitable for two cars and a single garage offering a further parking space or storage solution. To the left is an area filled with decorative stones, well established trees and shrubbery and a feature fountain.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





Rear Garden

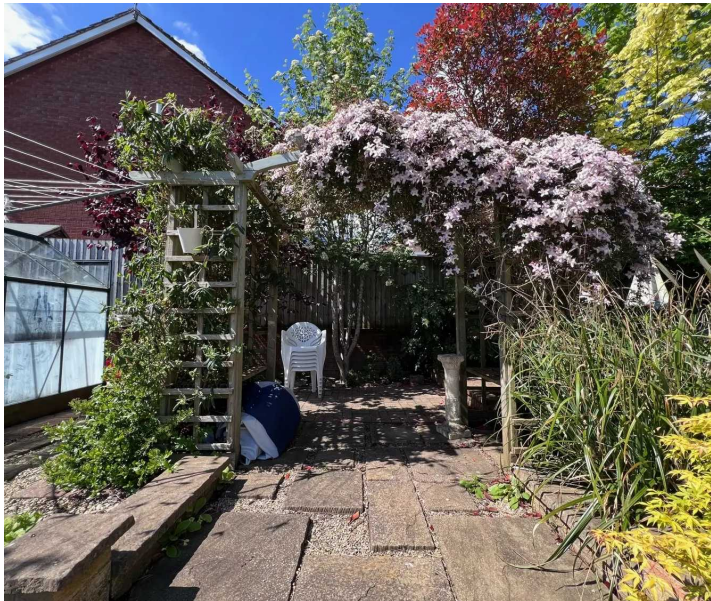
A beautifully maintained oasis. The rear garden has a seating area as you first step onto the well appointed patio, complete with a feature water fountain. To the right, there is side access leading to the front of the property. Further into the garden, there is a gravel pathway with well established trees and shrubbery either side, this leads to a beautiful flower covered archway. Towards the top of the garden, to the left there is a greenhouse and to the right, a further seating area suitable for alfresco dining.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



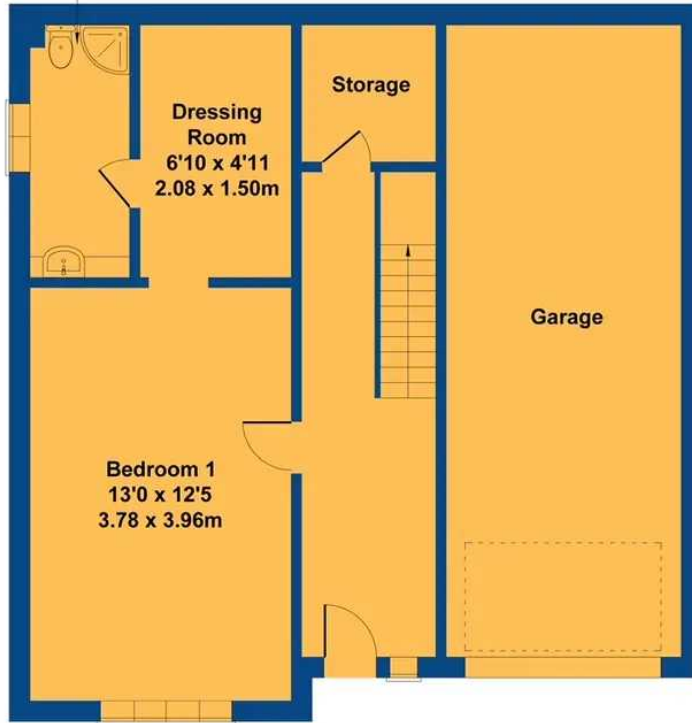




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Approximate Gross Internal Area
1884 sq ft - 175 sq m

Shower Room
7'1 x 6'9
2.16 x 2.06m



GROUND FLOOR

Kitchen
14'0 x 10'0
4.27 x 3.05m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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