





## 17 Heol Broadland

Barry, Barry

Charming four bedroom detached home in a sought-after location. Spacious layout with separate rooms for entertaining. Double driveway, double garage and a lush garden with a seating area. Conveniently close to amenities and transport links. EPC D63. Don't miss this family home opportunity!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEPARATE LOUNGE, DINING ROOM AND KITCHEN
- FOUR BEDROOMS
- FAMILY BATHROOM, EN-SUITE TO MASTER PLUS DOWNSTAIRS WC
- DOUBLE GARAGE PLUS DOUBLE DRIVEWAY PROVIDING AMPLE PARKING
- LARGE FULLY ENCLOSED REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- EPC D63





### Hallway

Access into the hallway via a composite front door with opaque glazing. The hallway is tiled and has smooth walls with dado rails and a smooth coved ceiling. Doors lead to the WC, lounge, kitchen and a handy storage cupboard. Wooden stairs to the left lead up to the first floor.

### Lounge

16' 6" x 11' 5" (5.03m x 3.48m)

Laminate wood effect flooring, smooth walls and a textured coved ceiling. A large front aspect window, a radiator and double opening doors leading to the dining room.

### Dining Room

10' 5" x 9' 9" (3.18m x 2.97m)

A continuation of the laminate wood effect flooring from the lounge, smooth walls and a textured coved ceiling. A radiator, a door leading into the kitchen and double opening doors leading to the garden.

### Kitchen

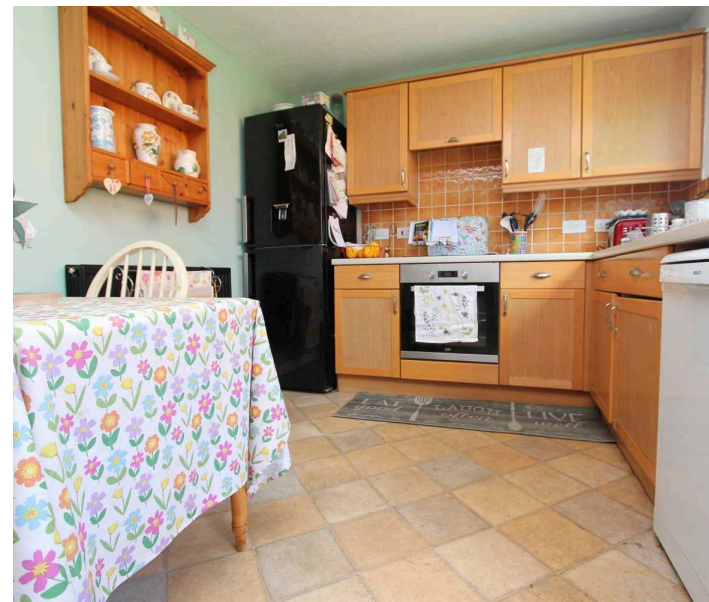
14' 5" x 9' 3" (4.39m x 2.82m)

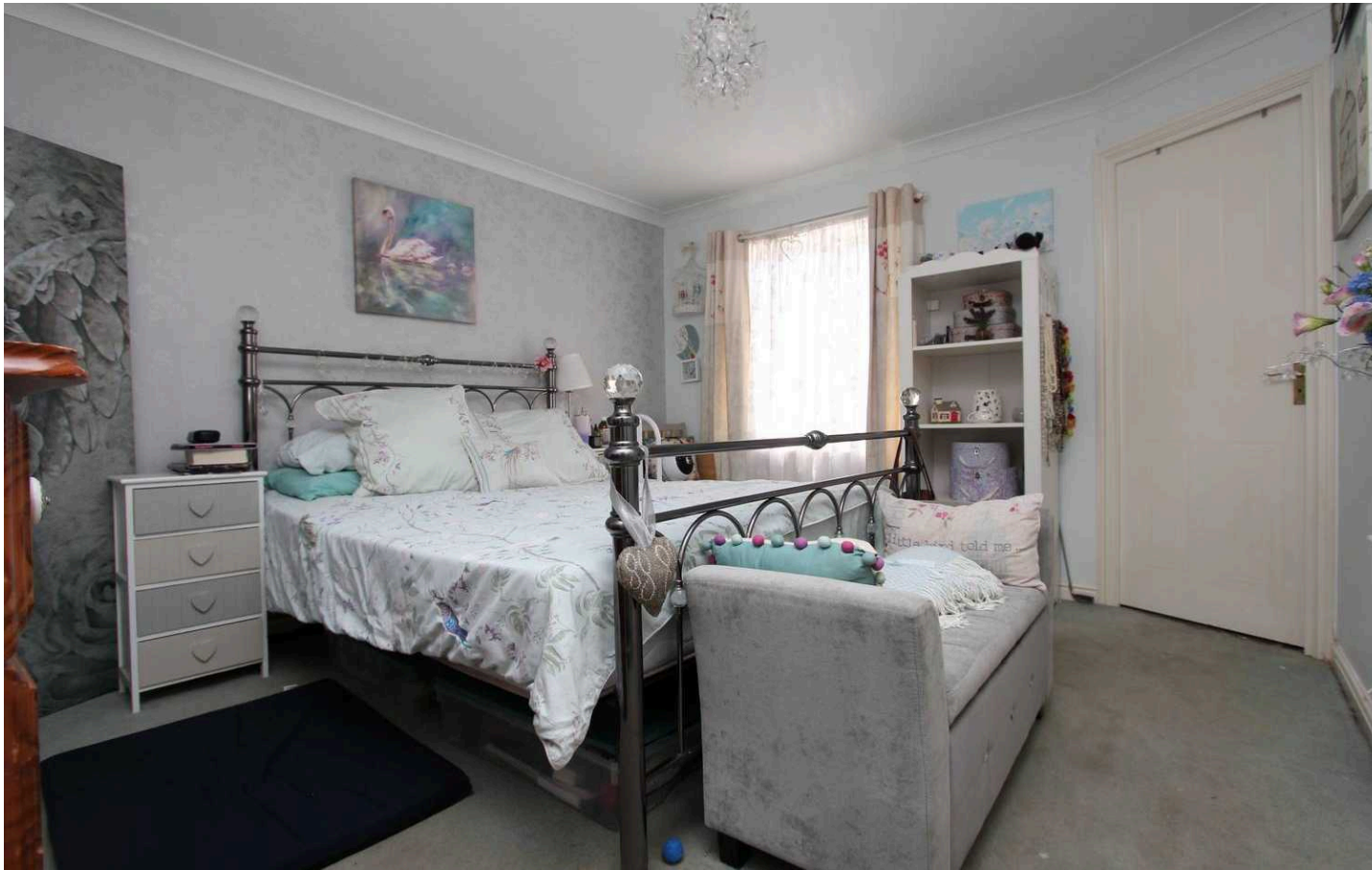
Vinyl tiled flooring, smooth walls and a textured ceiling. Matching wooden eye and base level units with complementing light countertops with a one and a half bowled stainless steel sink inset with a stainless steel mixer tap overtop. An integrated single oven, four ring electric hob and extractor. Space for a fridge/freezer, dishwasher, washing machine and tumble dryer. A door leading to the dining room and a radiator. A large rear aspect window and a uPVC door leading out into the garden.

### Downstairs WC

5' 6" x 2' 10" (1.68m x 0.86m)

A white WC and a white wall mounted wash basin with stainless steel pillar taps. An opaque side aspect window and a radiator. Half height tiling.





### Landing

Wooden flooring, smooth walls with dado rails and a textured covered ceiling. Loft access. Doors leading off to four bedrooms and a family bathroom.

### Bedroom One

12' 7" x 11' 10" (3.84m x 3.61m)

Carpeted with partially smooth/partially papered walls and a textured covered ceiling. A front aspect window, a radiator, a built in double wardrobe and a door leading to an en-suite shower room.

Measurements exclude the depth of the built in wardrobe.

### En-suite

5' 6" x 5' 0" (1.68m x 1.52m)

Tiled floor and half height wall tiling. A three piece white suite comprising a WC, vanity wash basin with a stainless steel mixer tap ovetop and a walk in shower cubicle which is fully tiled with a stainless steel thermostatic shower inset and a glass shower screen. An opaque side aspect window, a towel radiator and an extractor fan. Measurements exclude the depth of the walk in shower.

### Bedroom Two

12' 2" x 10' 7" (3.71m x 3.23m)

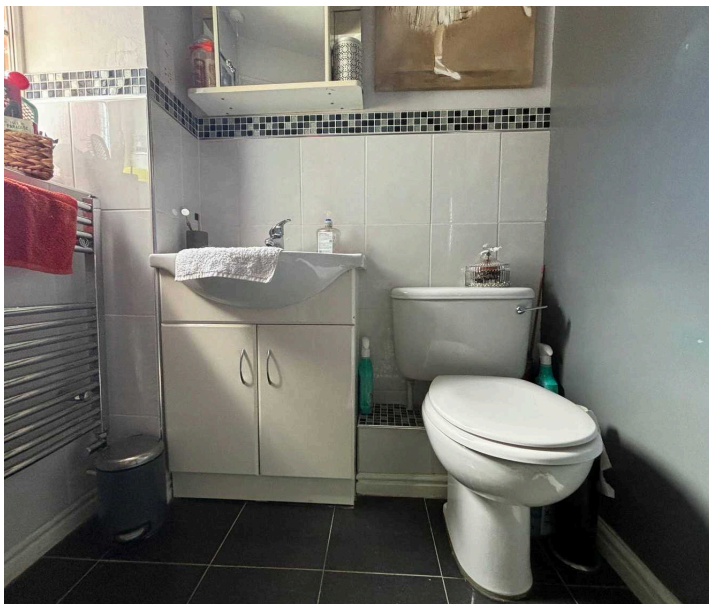
Wooden flooring, partly smooth/partially papered walls and a textured covered ceiling. A large front aspect bay window, a radiator and a double built in wardrobe.

Measurements exclude the depth of the bay and built in wardrobe.

### Bedroom Three

12' 11" x 8' 7" (3.94m x 2.62m)

Laminate wood effect flooring, smooth walls and a textured covered ceiling. A rear aspect window and a radiator.





#### **Bedroom Four**

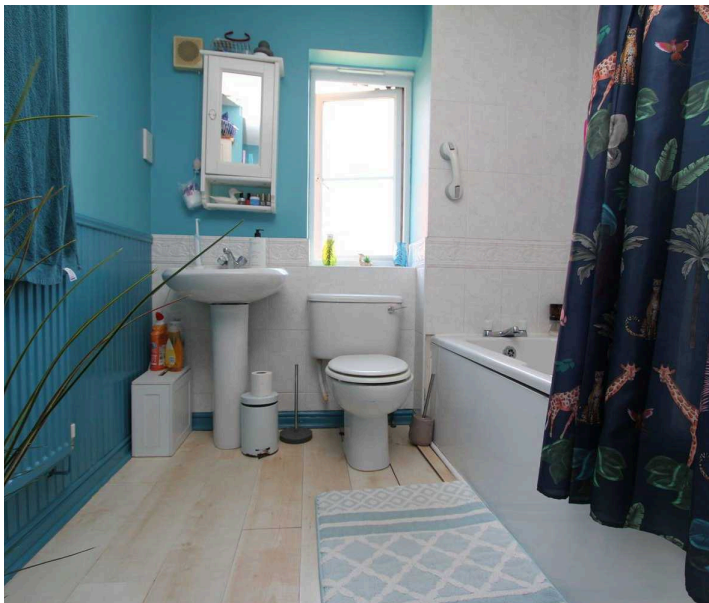
9' 4" x 8' 5" (2.84m x 2.57m)

Wooden flooring, partly smooth/partly papered walls and a textured coved ceiling. A rear aspect window and a radiator.

#### **Family Bathroom**

10' 3" x 6' 11" (3.12m x 2.11m)

Laminate wood effect flooring, smooth walls with a dado rail and a textured coved ceiling. A three piece white suite comprising a WC, a pedestal wash basin with a stainless steel mixer tap and a white WC with a stainless steel mixer tap and a stainless steel thermostatic shower inset. Full height tiling within the bath/shower and a tiled splashback around the WC and sink. An opaque rear aspect window, a radiator and a storage cupboard.





### **FRONT GARDEN**

A double driveway and a double garage provide ample parking. To the right there is an area of lawn with some well established shrubbery and a tree.

### **REAR GARDEN**

Step out of the kitchen or dining room onto a paved pathway that runs across the property. There is a large area of lawn with some stepping stones leading to a seating area to the rear (on the lefthand side of the garden). To the left of the property there is a recess providing more garden space, with access to the garage and a side gate. The garden is fully enclosed by well maintained fencing and has some well established shrubbery and a tree.

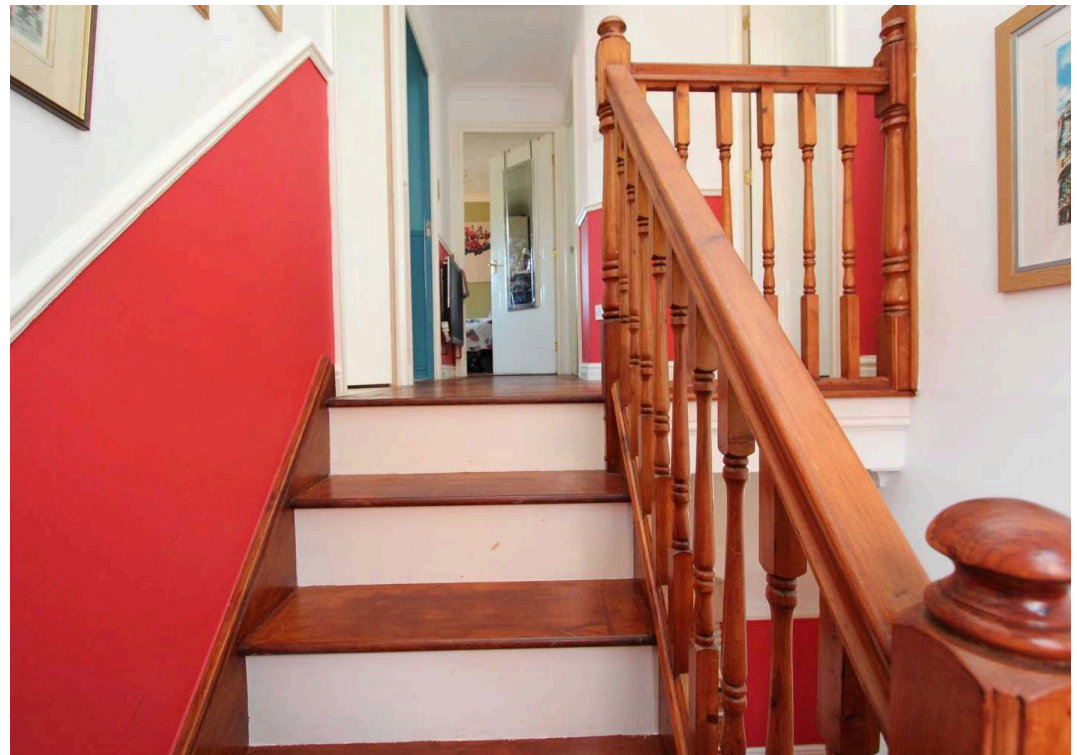
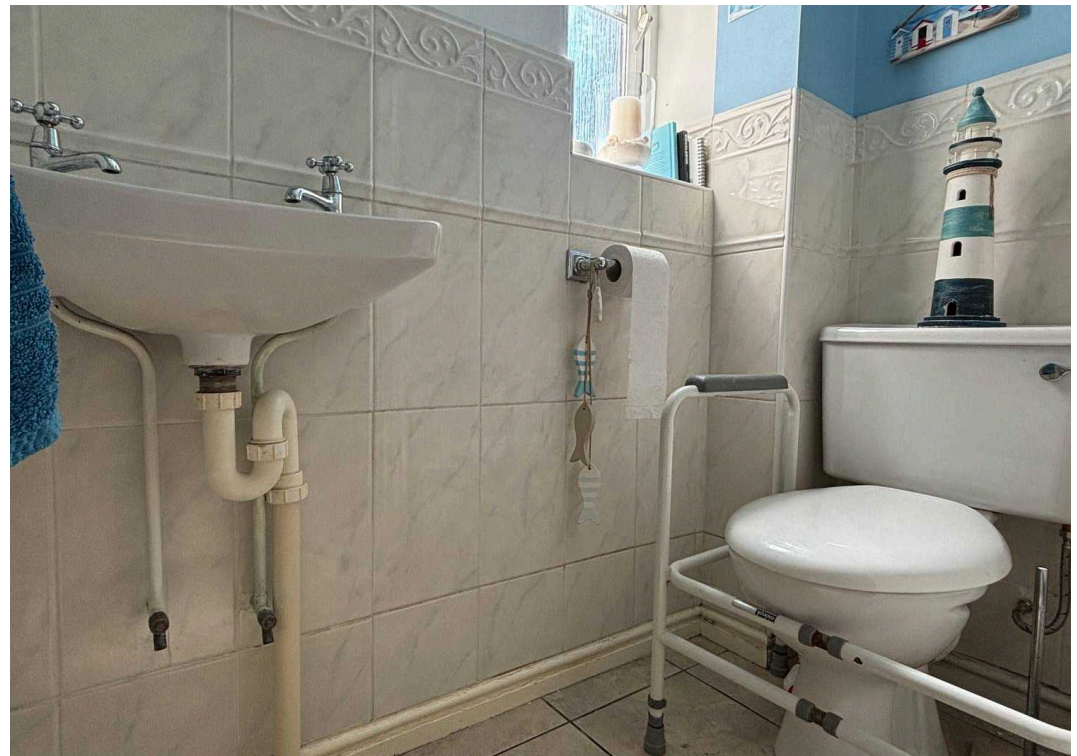
### **DOUBLE GARAGE**

2 Parking Spaces

### **DRIVEWAY**

2 Parking Spaces

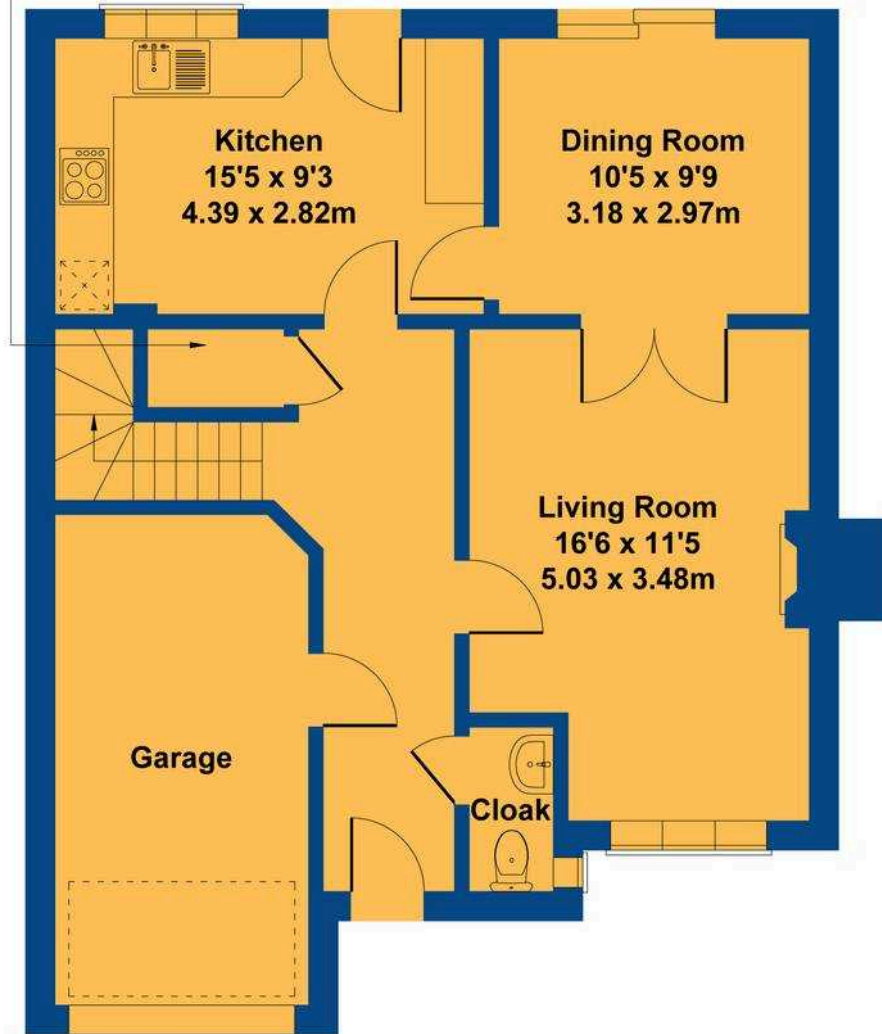




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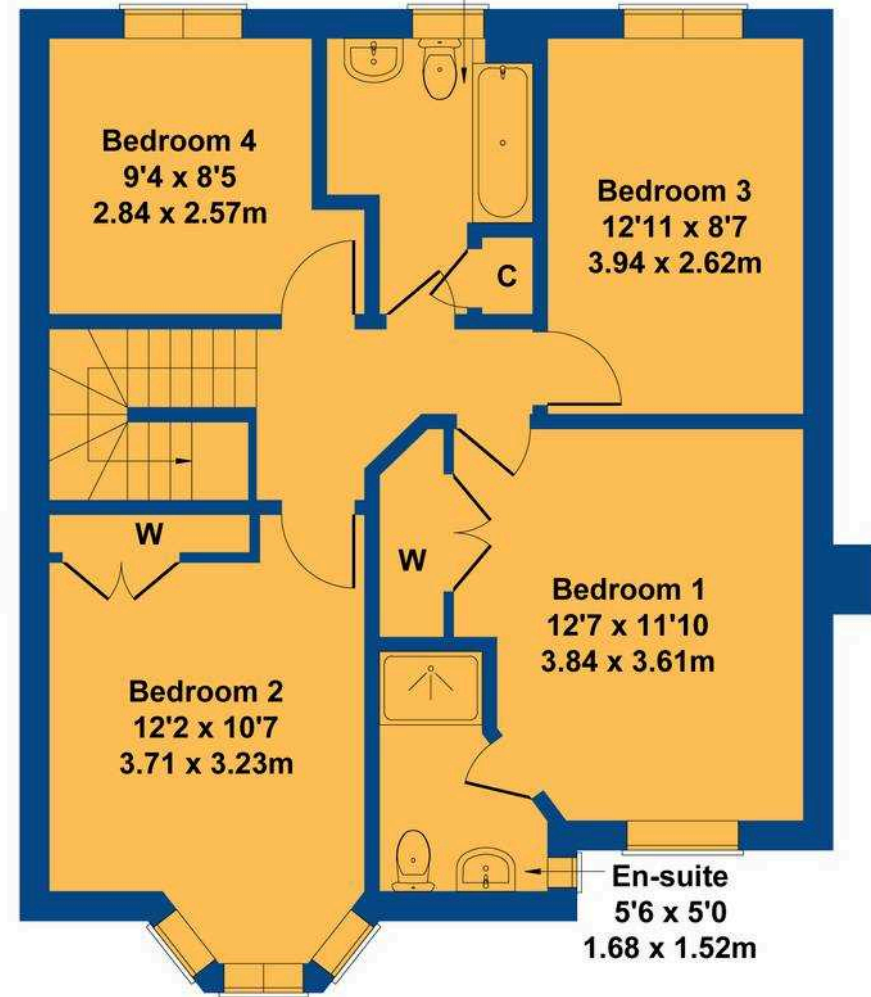
Approximate Gross Internal Area  
1453 sq ft - 135 sq m

WC  
5'6 x 2'10  
1.68 x 0.86m



**GROUND FLOOR**

Bathroom  
10'6 x 6'11  
3.12 x 2.11m



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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