





28 Lon Fferm Felin

Barry, Barry

Beautiful detached family home with four double bedrooms and garden room

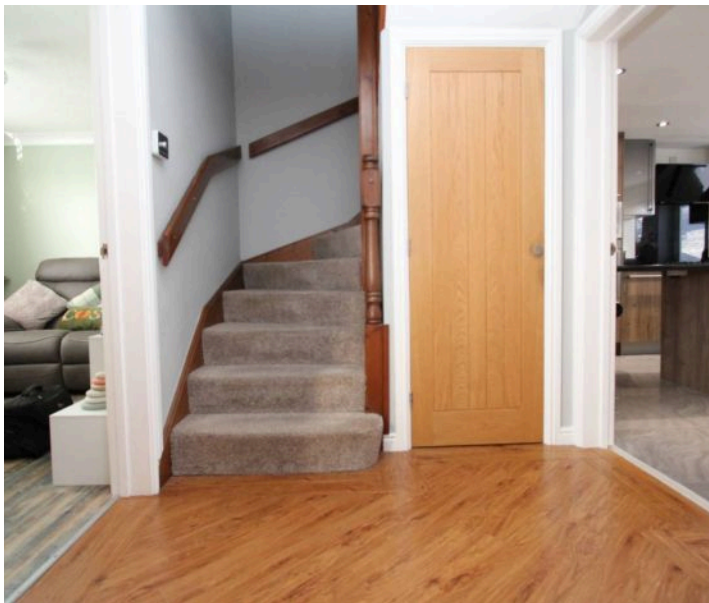
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- FANTASTIC GARDEN ROOM WITH BAR
- FOUR DOUBLE BEDROOMS
- BATHROOM, EN SUITE AND GROUND FLOOR WC
- TWO RECEPTION ROOMS AND KITCHEN
BREAKFAST ROOM
- 4/5 CAR DRIVE AND GARAGE
- EPC D68





Entrance Hall

Accessed via front door with decorative glazing this is a central hall with column style doors giving access to lounge, dining / sitting room, WC, kitchen breakfast room plus large storage cupboard. Attractive wood effect floor and radiator. Carpeted stairs lead to the first floor. Heating and alarm controls.

WC Cloaks

5' 0" x 3' 3" (1.52m x 0.99m)

Continuation of the floor from the hall. Close coupled WC and pedestal wash basin. Front aspect obscure window and radiator.

Dining / Sitting Room

11' 0" x 8' 3" (3.35m x 2.51m)

A wonderful second reception room with front aspect window, radiator and LVT flooring. Fire place with space for stand alone fire.

Kitchen Breakfast Room

11' 9" x 11' 5" (3.58m x 3.48m)

A beautiful fitted 'Leicht' kitchen (approx 5 years) with a wide range of modern eye level and base units which are a mix of high gloss and contrasting wood effect. Complementing work surfaces with inset sink unit. Integrated appliances include inset gas hob with glass splash back and large cooker hood over, eye level oven, microwave, fridge freezer and dishwasher. The matching breakfast bar area also has a wine cooler. This fantastic kitchen benefits from a pull out bin store, deep pan drawers and pull out larder units. High gloss tiled floor plus column modern radiator. Window and door to rear garden plus internal door to utility.

Utility

6' 6" x 4' 8" (1.98m x 1.42m)

Continuation of the floor from the kitchen and with matching units and secondary sink unit. Space and plumbing for appliances as required. Extractor.

Lounge

15' 9" x 11' 1" (4.80m x 3.38m)

Carpeted reception room with French doors onto the





Lounge

15' 9" x 11' 1" (4.80m x 3.38m)

Carpeted reception room with French doors onto the rear garden. Radiator. Fireplace with inset gas fire.

Landing

Carpeted matching the stairs and with doors to four double bedrooms, bathroom and airing cupboard. Radiator.

Bedroom One

10' 4" x 10' 0" (3.15m x 3.05m)

Carpeted double bedroom with rear aspect window. A full range of fitted bedroom furniture plus double opening fitted wardrobe. Radiator. Door to en suite.

En Suite

5' 7" x 4' 8" (1.70m x 1.42m)

White suite comprising large sink set into vanity unit, close coupled WC with button flush and shower cubicle with thermostatic shower inset. Tiled walls and upright heated towel rail. Side aspect window and tiled floor.

Bedroom Two

Carpeted double bedroom with front aspect window and radiator. A range of fitted bedroom furniture.

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Walk in shower cubicle with thermostatic shower - rainfall style head and separate rinser, close coupled WC and sink set into vanity unit. Tiled walls and feature tiled shower wall. Rear aspect window and ladder heated towel rail.

Bedroom Three

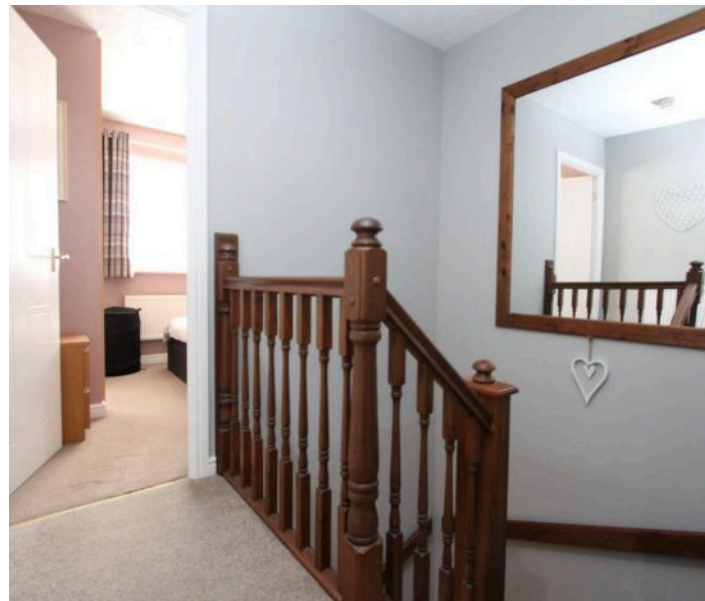
9' 8" x 7' 10" (2.95m x 2.39m)

Measurements exclude deep door recess. Carpeted double bedroom with front aspect window and radiator. Fitted cupboard.

Bedroom Four

8' 10" x 6' 8" (2.69m x 2.03m)

Measurements exclude deep door recess. Carpeted double bedroom with rear aspect window and radiator.





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Loft

Loft has dropped down ladder into bedroom four. Plenty of storage space with fitted shelving and lighting. Boarded.

Garage

Up and over door plus access via pedestrian door in the rear garden. Power, lighting, wall mounted heater plus storage space to the rafters.

Garden Room

14' 9" x 10' 10" (4.50m x 3.30m)

A fantastic addition to this family home. The garden room has a multitude of uses and includes a bar, it's own internet connections - handy for working from home plus it's own fuse box. LVT flooring, inset ceiling spot lights plus bi-fold doors which open onto the private rear garden.

Rear Garden

A very private and enclosed rear garden with large level area laid with resin, raised astro turf and access to the garden room. Pedestrian door to garage. Tap.

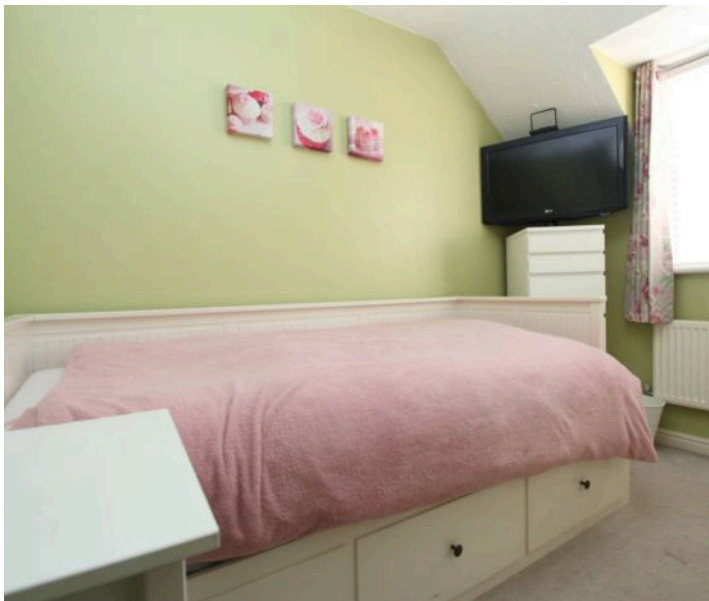
Front Garden

Enclosed with railings and with stone chippings - established shrubs.

Driveway

4 Parking Spaces

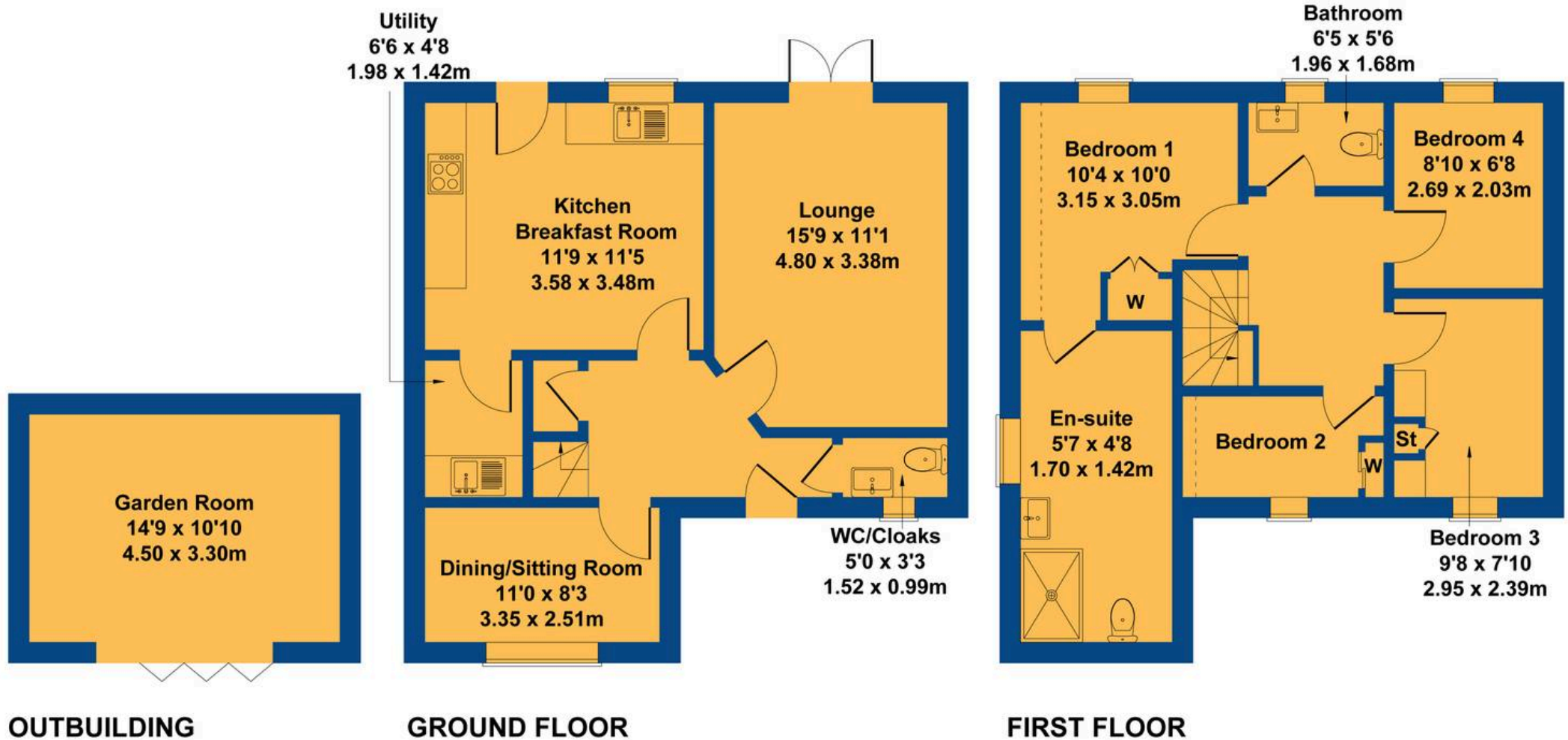
Off road parking for 4 cars comfortably





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Approximate Gross Internal Area
1216 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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