



1 Clos Yr Wylan
Barry, CF62 5DB





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£525,000 Freehold

6 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are excited to market this well presented, three storey, six bedroom detached family home. Benefiting from elevated sea views over Nells Point and Jackson's Bay. The property is conveniently located to Cardiff City Centre and the M4 Motorway. The spacious and versatile accommodation split over three floors briefly comprises: an entrance porch, a hallway, a dual aspect living room, a dining room, a kitchen, a downstairs doakroom, conservatory. First floor landing with generously sized second bedroom with en-suite, fourth, fifth and sixth bedrooms, a family bathroom. Second floor landing, a spacious master bedroom with dressing room and en-suite and a further spacious double bedroom. Externally the property enjoys a large driveway providing parking for several vehicles, a double garage, a low maintenance front garden and a landscaped rear garden. EPC rating: 'D'.

Directions

- Penarth Town Centre 8.2 miles
- Cardiff City Centre 9.5 miles
- M4 (J33) 10.7 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a glazed uPVC door into the porch which benefits from Karndean wooden flooring and solid wooden front door leading into the hallway.

The welcoming hallway benefits from continuation of Karndean wooden flooring and a carpeted staircase leading to the first floor landing which enjoys a large under stairs storage cupboard.

The spacious dual aspect living room enjoys a central feature gas fireplace, Herringbone wooden flooring, three uPVC double glazed windows to the side elevations and uPVC double glazed French doors leading out to the rear garden.

The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include a 'Hotpoint' fridge/freezer, a 'Prestige' dishwasher and a 'Belling' Range cooker. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, tiled splashback, a cupboard housing a wall mounted 'Potterton' combi boiler, a uPVC double glazed window to the front elevation and a glazed wooden door providing access into the conservatory.

The conservatory benefits from continuation of tiled flooring, uPVC double glazed windows to the side and rear elevations, polycarbonate roof and uPVC French doors leading to the rear garden.

The cloakroom serving the ground floor has been fitted with a 2-piece white suite comprising: a pedestal wash-hand basin and a WC. The cloakroom further benefits from wooden flooring and an obscured glazed uPVC window to the rear elevation.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, a carpeted staircase leading to the second floor accommodation and a recessed storage cupboard housing a 'Boiler Mate Heat' store unit.

Bedroom two is located on the first floor and is a generously sized double bedroom enjoying carpeted flooring, fitted wardrobes and uPVC double glazed windows to the front and side elevations providing spectacular views over Nells Point and Jackson's Bay. The en-suite has been fitted with a 3-piece white suite comprising: a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from wooden flooring and fully tiled walls.

Bedroom four is a double bedroom enjoying carpeted flooring, fitted wardrobes and uPVC double glazed windows to the side and rear elevations.

Bedroom five enjoys carpeted flooring, fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom six enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from wooden flooring and an obscured glazed uPVC window to the front elevation.

SECOND FLOOR

The second-floor landing enjoys carpeted flooring and a recessed storage cupboard.

The spacious master bedroom is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation providing yet more spectacular elevated views over Nells Point and Jackson's Bay. The dressing room benefits from a range of fitted wardrobes, access to the en-suite and a uPVC double glazed window to the side elevation. The en-suite has been fitted with a 4-piece white suite comprising: a panelled bath with a hand-held shower attachment, a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from wooden flooring, recessed storage cupboard and an obscured double-glazed window to the rear elevation.

Bedroom three is located on the second floor and benefits from carpeted flooring, wooden velux window to the rear elevation and a uPVC double glazed window to the front elevation.



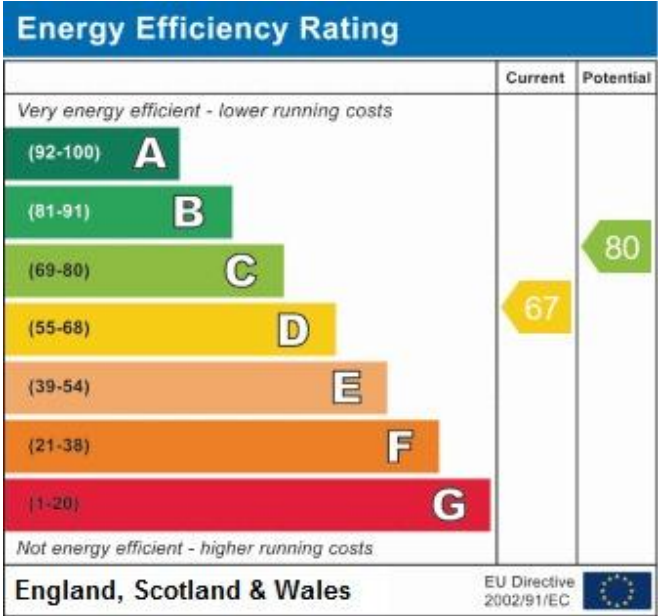
GARDENS AND GROUNDS

1 Clos Yr Wylan is approached off the road onto a private driveway to the rear of the property providing off-street parking for 4 vehicles beyond which is a double garage.

The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a variety of shrubs and borders. A large patio area provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.



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.



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