



52 Afal Sur
Barry, Vale of Glamorgan, CF63 1FX

Watts
& Morgan



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£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented, four bedroom detached family home situated in the popular Pencoedtre Village Development and enjoying panoramic elevated views. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, open plan kitchen/dining/living area, utility room, cloakroom. First floor landing, two double bedrooms and a single bedroom. Second floor landing, spacious primary bedroom with en-suite and walk-in wardrobe, family bathroom. Externally the property benefits from a pressed concrete driveway providing off-road parking for several vehicles, beyond which is an integral single garage. Beautifully landscaped private and enclosed rear garden. EPC rating 'C'.

Directions

Cardiff City Centre – 7.0 miles

M4 Motorway – 6.4 miles

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a hallway benefiting from wood effect vinyl flooring and a split wooden staircase providing access to the kitchen/dining/living area and the first floor.

The sitting room enjoys wood effect laminate flooring, a central feature fireplace and a uPVC double glazed window to the front elevation.

The open plan kitchen/dining/living area is the focal point of the home and benefits from wood effect luxury vinyl tile flooring, recessed ceiling spotlights and large aluminium bi-folding doors providing access to the deck and elevated views. The kitchen showcases a range of wall, base and tower units with laminate work surfaces. Integral appliances to remain include; a 'Kenwood' fridge/freezer, a 'Hisense' electric oven/grill, a 4-ring electric hob with an extractor fan over and a 'Kenwood' dishwasher. The kitchen further benefits from matching upstands, recessed ceiling spotlights, feature under-counter lighting, a walk-in pantry cupboard, a cupboard housing the wall mounted 'Ideal' combi boiler, a stainless steel sink with a mixer tap over and a uPVC double glazed window to the rear elevation enjoying further elevated views.

The utility room has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of wood effect vinyl flooring, an extractor fan and a loft hatch providing access to loft space. The cloakroom serving the downstairs accommodation has been fitted with a 2-piece suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from wood effect vinyl flooring, partially tiled splashback and an obscure uPVC double glazed window to the front elevation.

First Floor

The first floor landing benefits from wood effect vinyl flooring and a half staircase leading to the second floor.

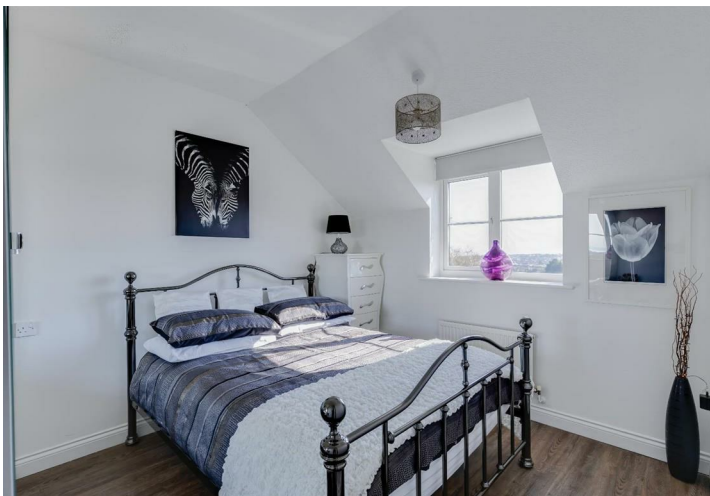
Bedroom two is a spacious double bedroom and benefits from continuation of wood effect vinyl flooring and a uPVC double glazed window to the rear elevation providing panoramic elevated views.

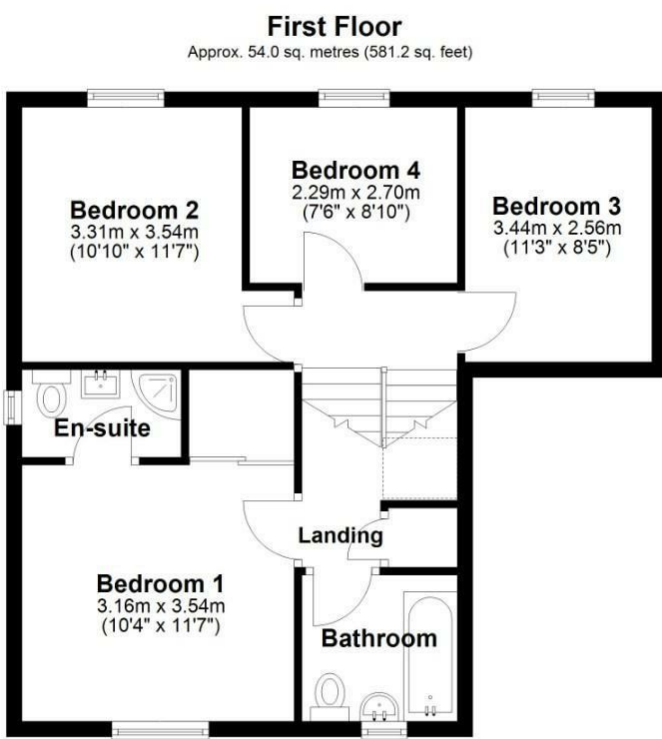
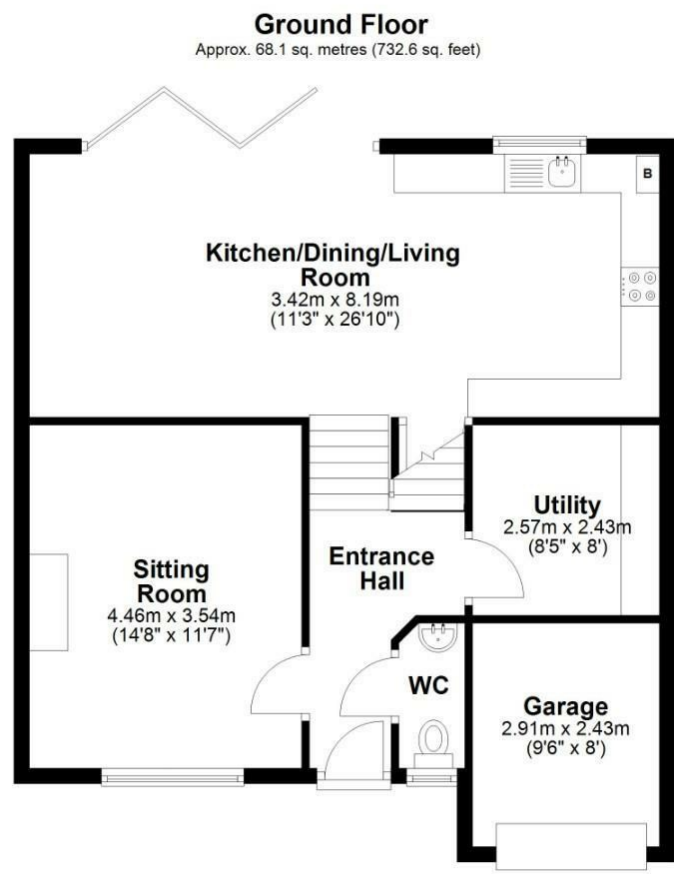
Bedroom three, currently used as a sitting room, benefits from continuation of wood effect vinyl flooring and a uPVC double glazed window to the rear elevation.

Bedroom four, currently used as a study, benefits from continuation of wood effect vinyl flooring and a uPVC double glazed window to the rear elevation.

The second floor landing enjoys wood effect vinyl flooring, a recessed storage cupboard and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys wood effect laminate flooring, decorative cornice detailing, a large walk-in wardrobe with mirrored sliding doors and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower over and hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled splashback, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the side elevation.





Total area: approx. 122.1 sq. metres (1313.8 sq. feet)

The family bathroom has been fitted with a 3-piece white suite comprising; a tile panelled bath with a thermostatic shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the front elevation.

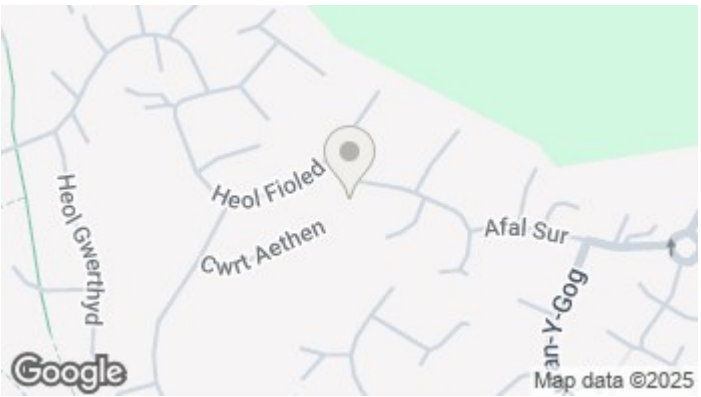
Garden & Grounds

52 Afal Sur is approached off the road onto a pressed concrete driveway providing off-road parking for several vehicles, beyond which is an integral single garage. The beautifully landscaped, private and enclosed rear garden enjoys a variety of mature shrubs, borders and trees, two decked areas and two patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a lawned area, a pond, outdoor lighting and panoramic elevated views.

Additional Information

All mains services connected.
Freehold.
Council tax band 'E'.

The property also benefits from solar panels.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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