15 Hellas Drive

Barry, Vale of Glamorgan, CF62 8AW

Watts & Morgan

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£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented, spacious four bedroom detached house situated in the desirable Highlight Park. Conveniently located to local amenities, schools and transport links. Accommodation briefly comprises: porch, hallway, living room, open plan kitchen/dining room, conservatory, utility room, downstairs cloakroom. First floor landing, spacious primary bedroom with ensuite, three further double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking beyond which is a single garage and beautifully landscaped low maintenance rear gardens. Being sold with no onward chain. EPC Rating “C”.

Directions

Cardiff City Centre – 8.3 miles

M4 Motorway – 7.9 miles

Your local office: Penarth

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Summary of Accommodation

Entered via an obscure glazed uPVC door with obscure glazed side panel into the porch which benefits from slate flooring and a recessed storage cupboard. A glazed, oak door leads into a welcoming hallway which enjoys continuation of slate flooring and a carpeted staircase leading to the first floor landing.
The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a WC and a wash-hand basin. The cloakroom further benefits from continuation of slate flooring, a central ceiling light point and a central heating radiator.
The spacious sitting room enjoys a central feature wood burner, continuation of oak flooring and uPVC double glazed windows to the front and side elevations.
The spectacular open plan kitchen/dining room is the focal point of the home. The kitchen has been fitted with a range of base and wall units with 'Minerva' work surfaces. Integral appliances to remain include: an 'AEG' 5-ring electric hob with stainless steel 'Cook & Lewis' extractor hood over, an 'AEG' double electric oven and grill, an 'AEG' under-counter fridge, a 'Lamona' microwave and a 'Hisense' dishwasher. The kitchen further benefits from a composite grey sink and drainer with mixer tap over, a breakfast bar and slate flooring.
The dining room enjoys a central feature wood burner stove with a solid oak surround, a built-in display cabinet with feature lighting and uPVC sliding doors provide access into the conservatory.
The conservatory benefits from uPVC double glazed windows to all elevations with French doors providing access to the rear garden. The conservatory also benefits from tiled flooring and a central ceiling light point.
The utility room provides space and plumbing for freestanding white goods and benefits from tiled flooring and a Velux roof light. 2x sets of uPVC doors with obscure glass provide access to each area of the rear garden.

The first floor landing enjoys carpeted flooring and a recessed storage cupboard provides ample storage with a radiator.
The primary bedroom is a spacious double bedroom which enjoys solid oak flooring, a uPVC double glazed window to the side elevation and fitted mirrored wardrobe. The ensuite has been fitted with a 3-piece white suite comprising: a large shower cubicle with a thermostatic shower over, a pedestal wash-hand basin set within a vanity unit and a WC. The ensuite benefits from tiled flooring, fully tiled walls, an obscure uPVC double glazed window to the rear elevation and a wall mounted chrome towel radiator.
Bedroom two is another generously sized double bedroom enjoying solid oak flooring, a fitted wardrobe and uPVC double glazed windows to the front and rear elevations. A loft hatch provides access to the loft space.
Bedroom three is a spacious double bedroom enjoying laminate flooring and uPVC double glazed window to the front elevation.
Bedroom four (currently being used as a home office) is a spacious bedroom enjoying carpeted flooring and a uPVC double glazed window to the front elevation.
The family bathroom has been fitted with a 4-piece white suite comprising: a large jacuzzi bath, a corner shower cubicle with a thermostatic shower over, a WC and a wash-hand basin. The bathroom further benefits from fully tiled walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the side elevation.

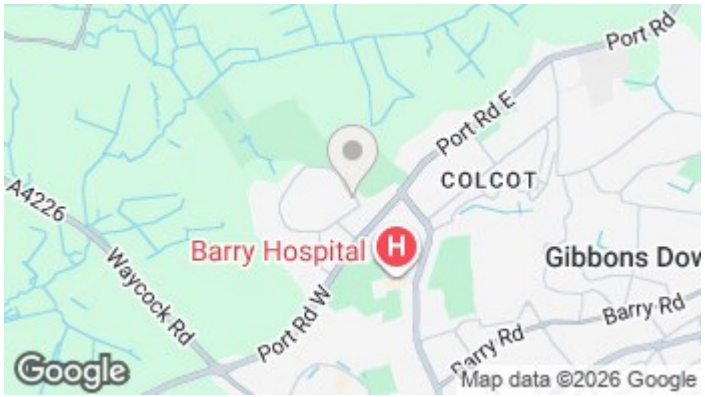
GARDEN & GROUNDS

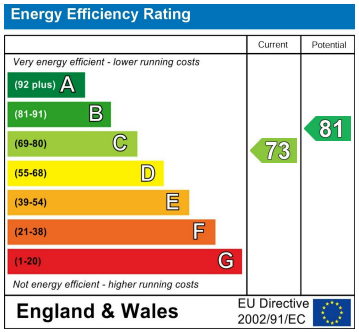
15 Hellas Drive is approached off the road onto a block paved driveway providing parking for several vehicles beyond which is access to a single garage which benefits from full electrical services, plumbing and houses the 'Vaillant' combi boiler.
The landscaped low maintenance rear garden is predominantly laid with stone chippings and enjoys a variety of mature shrubs and borders. A large decked area provides ample space for outdoor entertaining and dining and houses a hot tub (available via separate negotiation). A second paved patio area offers further space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

All mains services connected.
Freehold.
Being sold with no onward chain.
Council Tax Band - F.

Total area: approx. 162.7 sq. metres (1751.4 sq. feet)





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