



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

Watts
& Morgan



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£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, substantial four double bedroom detached family home recently modernised to the highest of standards. Located in the highly desirable Pencoedtre Village Development which is conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, living room, open plan kitchen/dining room, utility room, downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, three further spacious bedrooms and a family bathroom. Externally the property enjoys beautifully landscaped front and rear gardens, a private driveway providing parking for several vehicles beyond which is an integral single garage. EPC rating 'D'.

Directions

Penarth Town Centre – 5.6 miles

Cardiff City Centre – 7.0 miles

M4 Motorway – 6.4 miles

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Summary of Accommodation

GROUND FLOOR

Entered via an obscure glazed composite door into a welcoming entrance hall benefiting from luxury vinyl tile (LVT) flooring, recessed ceiling spotlights and a carpeted staircase leading to the first floor.

The superb box bay fronted living room enjoys continuation of LVT flooring, a central feature bespoke media wall with feature lighting and uPVC double glazed windows to the front elevation.

The spectacular open plan kitchen/dining room is the focal point of the home and enjoys continuation of LVT flooring, recessed ceiling spotlights and bi-folding doors with built-in blinds providing access to the rear garden. The 'Wren' kitchen has been fitted a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Zanussi' electric double oven and grill, an 'Indesit' 5-ring gas hob, a 'Hisense' integral microwave, a 'Kenwood' fridge freezer and a 'Kenwood' dishwasher. The kitchen further benefits from a partially tiled splashback, a bowl and a half sink with an instant hot water tap and a breakfast bar.

Hidden cupboard doors provide access into the utility room which has been fitted with base and wall units with laminate work surfaces, space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of LVT flooring, a stainless sink with a mixer tap over, recessed ceiling spotlights, a cupboard housing the 'Weissman' combi boiler and an obscure glazed uPVC door providing access to the side elevation.

The cloakroom has been fitted with a 2-piece white suite comprising: a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from continuation of LVT flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the front elevation.

SECOND FLOOR

The first floor landing enjoys carpeted flooring, a glass balustrade and a loft hatch providing access to the loft space.

The primary bedroom is a spacious double bedroom which enjoys LVT flooring and a uPVC double glazed window to the rear elevation enjoying spectacular elevated views over Barry. The en-suite has been fitted with a 3-piece white suite comprising: a large walk-in shower with a thermostatic rainfall shower over and a hand-held attachment, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an LED Bluetooth mirror and an obscure uPVC double glazed window to the side elevation.

Bedroom two is another generously sized double bedroom which enjoys LVT flooring and a uPVC double glazed windows to the rear elevation enjoying views over Barry.

Bedroom three is a spacious double bedroom benefitting from LVT flooring and a uPVC double glazed windows to the front elevation.

Bedroom four (currently being used as a dressing room) is a spacious bedroom which benefits from LVT flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a feature corner bath, a wash-hand basin set within vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlight, a wall mounted towel radiator and an obscure glazed uPVC double glazed window to the front elevation.

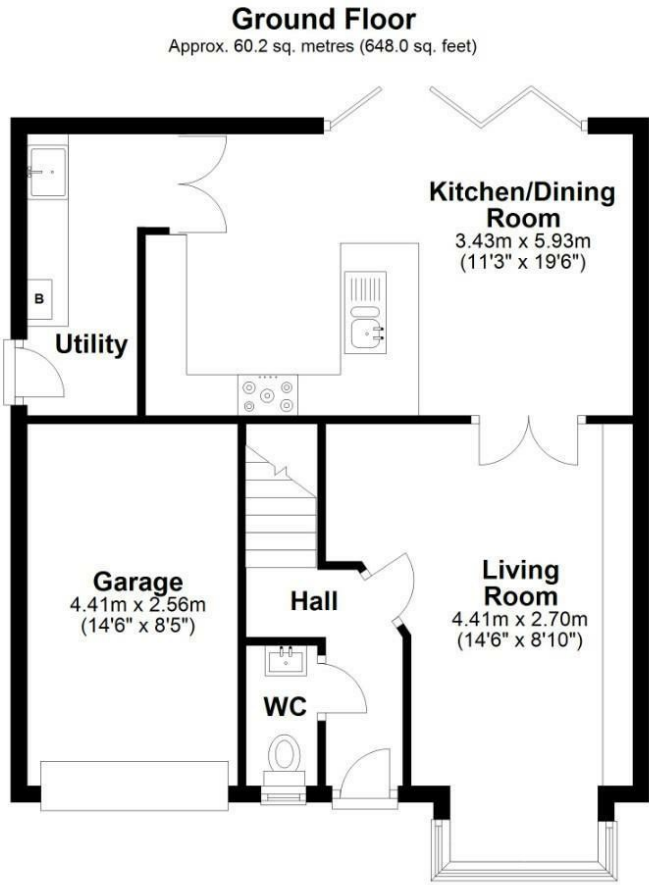


GARDEN & GROUNDS

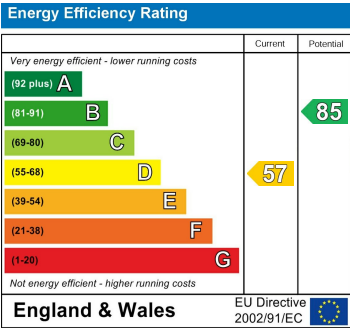
11 Afar Sur is approached off the road onto a large driveway providing off-road parking for several vehicles, beyond which is an integral single garage with an electric roller shutter door. The low maintenance front garden is predominantly laid with chippings. The beautifully landscaped rear garden enjoys a large 'Indian Sandstone' patio area as well as further decked areas which provide ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

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



Total area: approx. 117.8 sq. metres (1268.3 sq. feet)



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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