



11 Clos Y Fulfran
Barry, Vale Of Glamorgan, CF62 5DG

Watts
& Morgan



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£575,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A three storey, five bedroom detached family home situated in a quiet cul-de-sac and enjoying elevated views over the Bristol Channel. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, dual aspect living room, dining room, kitchen/breakfast room and downstairs cloakroom. First floor landing, two spacious double bedrooms one of which with en-suite, further double bedroom and a family bathroom. Second floor landing, primary bedroom with dressing room and en-suite, further double bedroom. Externally the property enjoys off-road parking for several vehicles beyond which is a detached garage, partially converted into a gym and workshop. Landscaped front and rear gardens. Being sold with no onward chain. EPC rating 'C'.

Directions

Cardiff City Centre – 9.7 miles

M4 Motorway – 10.5 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a welcoming hallway enjoying tiled flooring and a carpeted staircase leading to the first floor with an under-stair storage cupboard. The spacious living room benefits from wood effect laminate flooring, three uPVC double glazed windows and a set of uPVC double glazed French doors with double glazed side panels providing access to the rear garden.

The dining room benefits from wood effect laminate flooring, a uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation enjoying elevated water views.

The kitchen/breakfast room has been fitted with a range of wall and base units with solid wood work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, matching solid wood upstands, a feature stainless steel splashback, recessed ceiling spotlights, an under-mounted stainless steel sink with a mixer tap over, a cupboard housing the wall mounted 'Potterton' boiler, a partially glazed uPVC door providing access to the rear garden and a uPVC double glazed window to the front elevation enjoying further water views.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled splashback and an obscure uPVC double glazed window to the rear elevation.

First Floor

The first floor landing benefits from carpeted flooring, a recessed cupboard housing the hot water cylinder, a carpeted staircase leading to the second floor and a uPVC double glazed window to the front elevation.

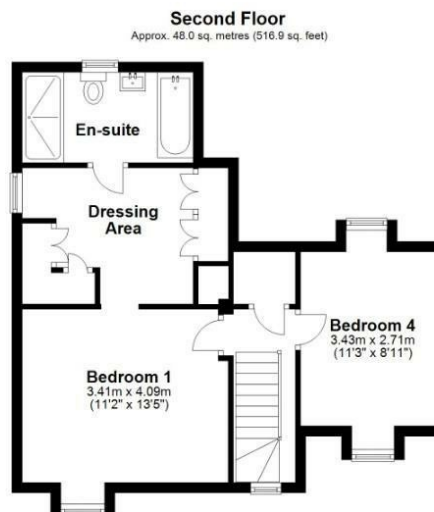
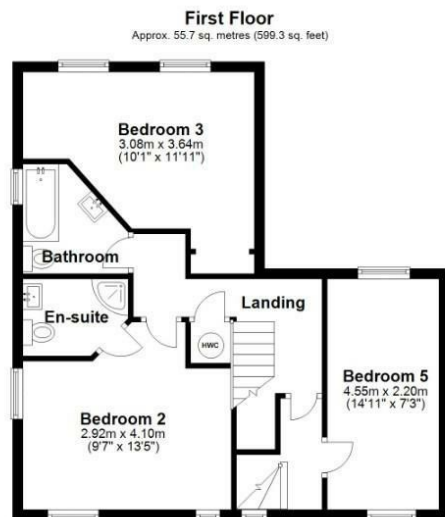
Bedroom two is a spacious double bedroom benefiting from laminate wood flooring, a uPVC double glazed window to the side elevation and two uPVC double glazed windows to the front elevation enjoying elevated water views. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled effect vinyl flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.

Bedroom three is another spacious double bedroom and enjoys wood effect laminate flooring, a recessed wardrobe and two uPVC double glazed windows to the rear elevation.

Bedroom five/study enjoys wood effect laminate flooring, an obscure uPVC double glazed window to the rear elevation and a uPVC double glazed window to the front elevation enjoying yet more elevated views.

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





Total area: approx. 159.4 sq. metres (1715.4 sq. feet)

Second Floor

The second floor landing benefits from carpeted flooring and a recessed storage cupboard.

Bedroom one is a spacious double bedroom enjoying wood effect laminate flooring and a uPVC double glazed window to the front elevation with further elevated views over Jackson's Bay and towards Flat Holm Island. The dressing area benefits from continuation of laminate flooring, recessed storage cupboards, a loft hatch providing access to the loft space and a uPVC double glazed window to the side elevation. The en-suite has been fitted with a 4-piece white suite comprising; a tile panelled bath with a hand-held shower attachment, a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment and a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from tile effect laminate flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel rail and an obscure uPVC double glazed window to the rear elevation.

Bedroom four is another double bedroom benefiting from wood effect laminate flooring and two uPVC double glazed windows to the front/rear elevations.

Gardens & Grounds

11 Clos Y Fulfran is approached off the road onto a shared driveway providing off-road parking for several vehicles, beyond which is a detached garage with an up and over door. The garage has been partially converted into a gym and a workshop with uPVC double glazed doors providing access from the garden and full electrical connections.

The front garden is predominantly laid to lawn with a variety of shrubs and borders.

The rear garden is predominantly laid with patio tiles providing ample space for outdoor entertaining and dining. The rear garden further benefits from a variety of mature shrubs and borders.

Additional Information

All mains services connected.

Freehold.

Council tax band 'G'.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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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