8 Heol-Y-Bryn

Barry, Vale of Glamorgan, CF62 6SY

Watts & Morgan

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£850,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A unique opportunity to purchase an immaculately presented, four double bedroom detached family home in a highly desired area in the West end of Barry. Situated a stone's throw from The Knap lake/gardens, Romilly Park and the seafront. Accommodation briefly comprises; porch, entrance hall, living room, sitting room, open-plan kitchen/dining room, utility room/WC. Galleried first floor landing with access to a glass balcony, spectacular master bedroom with en-suite and dressing area, three further spacious double bedrooms and a family bathroom. Externally the property benefits from a driveway providing parking for several vehicles beyond which is an integral garage, beautifully landscaped front and rear gardens.

Directions

Penarth Town Centre – 8.1 miles

Cardiff City Centre – 9.4 miles

M4 Motorway – 9.7 miles

Your local office: Penarth

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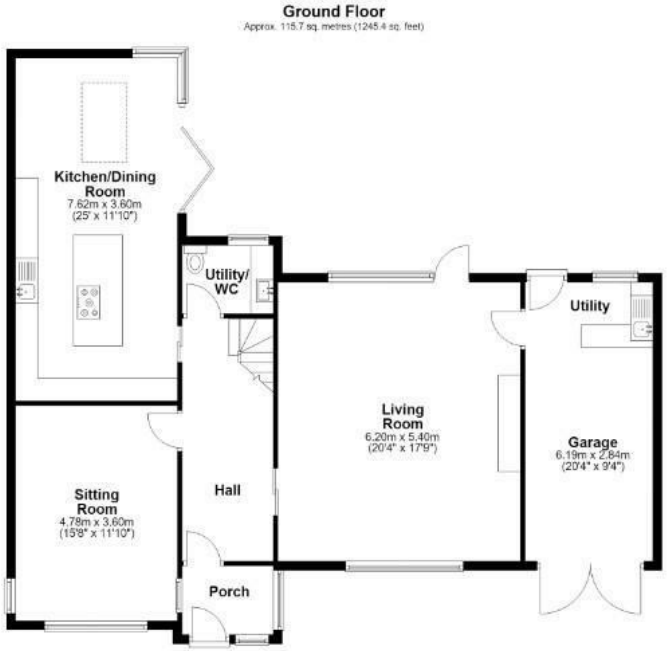
Summary of Accommodation

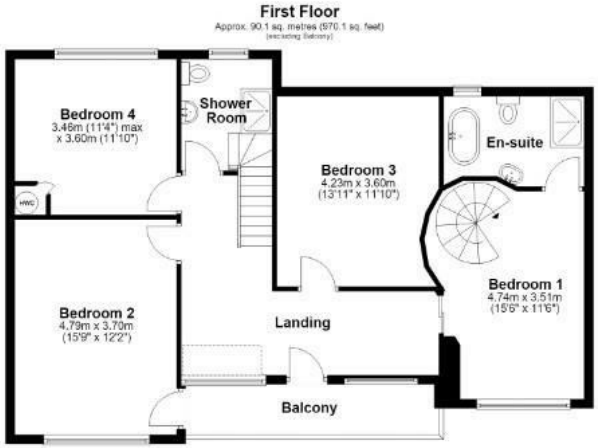
Ground Floor

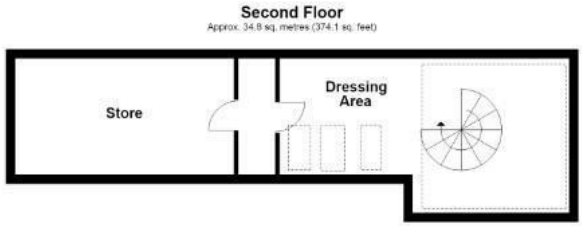
Entered via a bespoke hardwood door into an entrance porch benefitting from marble tiled flooring, a second bespoke powder-coated aluminium glass door with a double-glazed side panel leads into a welcoming hallway benefitting from wood effect luxury vinyl tiled (LVT) flooring with underfloor heating, recessed ceiling spotlights and a carpeted staircase with a feature glass balustrade leading to the first floor.
The dual aspect and spacious living room enjoys continuation of LVT flooring with under-floor heating, feature ceiling panelling with built-in lighting, a bespoke fitted media wall with electric fire, a secret door providing access to the garage, bespoke fitted shutters to both sets of windows and a door providing access to the rear elevation providing access to the garden.
The sitting room enjoys solid wood flooring, a central feature gas fireplace, decorative wall panelling and bespoke fitted shutters to the windows.
The spectacular open-plan kitchen/dining room is the focal point of the home and benefits from wood effect LVT flooring with underfloor heating, recessed ceiling spotlights, a large feature roof lantern and a set of powder-coated double-glazed aluminium bi-folding doors providing access to the rear garden. The kitchen showcases a range of wall and base units with quartz work surfaces. Integral ‘Neff’ appliances to remain include; an electric steam oven, a combination microwave/grill, a coffee machine, a five-ring electric hob with a remote controlled extractor fan over, a fridge/freezer, a dishwasher and an under-counter electric oven. The kitchen further benefits from a feature tiled wall, an under-mounted stainless steel sink with a mixer tap over, a 'Zip' hot water tap and a large feature island with breakfast bar overhang and quartz work surfaces.
The cloakroom/utility room has been fitted with a range of base and tower units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The cloakroom/utility room further benefits from LVT flooring, tiled walls and a WC.

First Floor

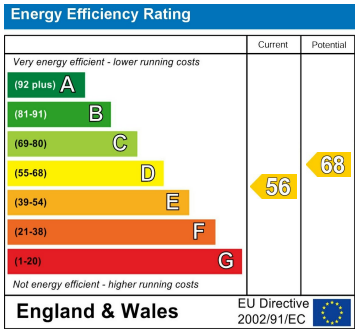
The spectacular, galleried first floor landing benefits from carpeted flooring and a powder coated double-glazed aluminium door providing access onto the glass balcony enjoying elevated sea views.
Bedroom one is an impressive double bedroom and enjoys carpeted flooring, a curved carpeted staircase leading to the dressing area, recessed ceiling spotlights and a large floor to ceiling powder-coated double-glazed aluminium window to the front elevation with bespoke fitted shutters. The dressing area has been fitted with a range of storage units and hanging rails and further benefits from recessed ceiling spotlights and three double-glazed rooflights with built-in blinds providing further elevated sea views. The en-suite has been fitted with a three-piece white suite comprising; a freestanding bath with a handheld shower attachment, a feature wash hand basin and a WC. The en-suite further benefits from a large walk-in shower with a thermostatic rainfall shower over, tiled flooring, a wall-mounted recessed TV, recessed ceiling spotlights, an extractor fan and a wall-mounted towel rail.







Total area: approx. 240.6 sq. metres (2589.6 sq. feet)



Bedroom two is a spacious double bedroom enjoying carpeted flooring, a door providing further access to the balcony and bespoke fitted shutters to the windows.
Bedroom three is another spacious double bedroom and benefits from carpeted flooring and bespoke fitted shutters to the windows.
Bedroom four is a further spacious double bedroom enjoying carpeted flooring, a recessed storage cupboard housing the 'UV Gold' hot water cylinder and bespoke fitted shutters to the windows.
The family bathroom has been fitted with a three-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over, a floating wash hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect vinyl flooring, tiled walls, recessed ceiling spotlights, a built-in speak system, a wall-mounted recessed TV and a wall-mounted towel radiator.

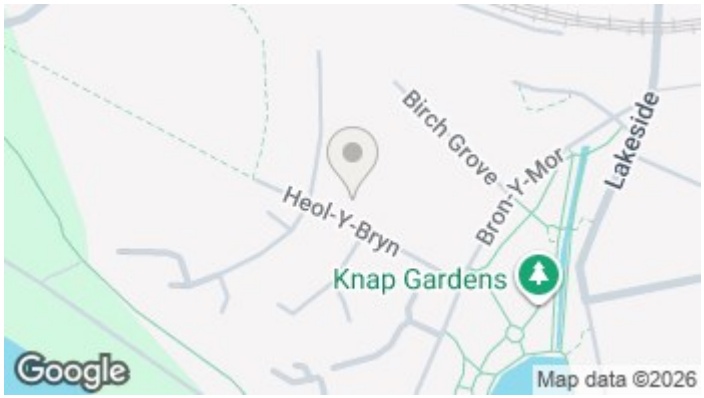
Garden & Grounds

8 Heol-Y-Bryn is approached off the road onto a paved driveway providing off-road parking for several vehicles beyond which is an integral garage. The garage has been fitted with a range of based units with space and plumbing provided for freestanding white goods and a pedestrian access to he garden.
The landscaped front garden is predominantly laid with artificial lawn and a variety of mature shrubs and borders.
The beautifully landscaped and enclosed rear garden is predominantly laid with artificial lawn with a variety of mature shrubs and borders, a decked area and a patio tiled area provide ample space for outdoor entertaining and dining. The rear garden further benefits from a boiler room housing the boiler.

Additional Information

Freehold.
All mains services connected.
Council tax band 'G'.
EPC rating 'D'.

The property further benefits from a wireless 'Raiko' lighting system, a 'Nest' heating system, a wall-mounted alarm panel and a CCTV system.



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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