



67 Golwg Y Coed
Barry, Vale Of Glamorgan, CF63 1AD

Watts
& Morgan



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£535,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An immaculately presented, spacious and versatile four bedroom detached family home. Conveniently located to local amenities, Cardiff city centre and the M4 Motorway. The extended and refurbished accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, garden room, study, utility room and cloakroom. First floor landing, dual aspect lounge, double bedroom and shower room. Second floor landing, primary bedroom with en-suite, two further double bedrooms and a bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, beyond which is a detached double garage. Beautifully landscaped rear garden. EPC rating 'TBC'.

Directions

Cardiff City Centre – 8.1 miles

M4 Motorway – 6.4 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a solid wooden door into a large welcoming hallway enjoying wood effect laminate flooring, decorative wall panelling and a carpeted staircase leading to the first floor.

The open plan kitchen/dining/living room is the focal point of the home and benefits from laminate wood flooring, two uPVC double glazed windows to the front and rear elevations and a set of uPVC double glazed French doors with double glazed side panels providing access to the garden room. The kitchen showcases a range of wall, base and tower units with engineered laminate work surfaces. Integral appliances to remain include; a 'Beko' electric oven, an 'Elica' 4-ring hob with downdraft extractor and a Beko' dishwasher. The kitchen further benefits from continuation of laminate wood flooring, a stainless steel sink with a mixer tap over, recessed ceiling spotlights and a feature peninsula unit with an engineered laminate work surface.

The garden room is a versatile space and enjoys laminate wood flooring with underfloor heating, a bespoke fitted media wall, uPVC double glazed windows to the side and rear elevations with a set of uPVC double glazed French doors providing access to the rear garden.

The study benefits from continuation of laminate wood flooring and a uPVC double glazed window to the front elevation.

The utility room has been fitted with a range of wall, base and tower units with engineered laminate work surfaces. Integral appliances to remain include; an 'Electrolux' washing machine and a 'White Knight' tumble dryer. The utility room further benefits from a feature panelled splashback, a cupboard housing the wall mounted 'ideal' boiler, an extractor fan and a partially glazed wooden door providing access to the rear garden.

The cloakroom serving the downstairs accommodation 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 laminate wood flooring, partially tiled splashback and an extractor fan.



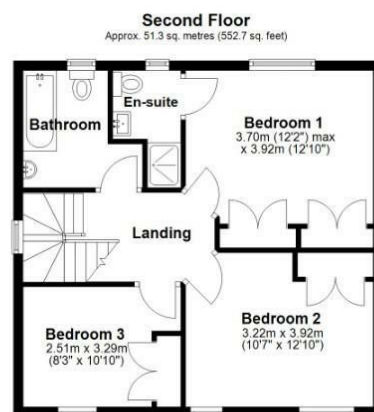
First Floor

The spacious first floor landing benefits from carpeted flooring, two recessed storage cupboards (one of which houses the 'Tribune' hot water cylinder), a carpeted staircase leading to the second floor and a uPVC double glazed window to the side elevation.

The spacious, dual aspect living room benefits from carpeted flooring, a bespoke fitted media wall, a uPVC double glazed window to the front elevation and two sets of uPVC double glazed French doors with glazed side panels and 'Juliette' balconies to both front and rear elevations.

Bedroom four is a further double bedroom enjoying carpeted flooring and a set of uPVC double glazed French doors with a 'Juliette' balcony to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a pedestal wash-hand basin and a WC. The shower room further benefits from wood effect laminate flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the rear elevation.



Total area: approx. 204.6 sq. metres (2202.3 sq. feet)

Second Floor

The second floor landing benefits from carpeted flooring, a hatch with a built-in loft ladder providing access to the loft space and a uPVC double glazed window to the side elevation. Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of recessed fitted wardrobes and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a 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 walls, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows to the front elevation. Bedroom three is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from laminate wood flooring, partially tiled walls, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

Garden & Grounds

67 Golwyg Y Coed is approached off the road onto a tarmac driveway providing off-road parking for several vehicles. beyond which is a spacious double garage with an electric roller door. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining.

Additional Information

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

We have been reliably informed that the service charge is £220pa.

The property also benefits from solar panels which charge a 4.5kw battery to power the property (solar panels are owned).

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