



15 Gwennol Y Mor
Barry, Vale of Glamorgan, CF62 5AH

Watts
& Morgan



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£285,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented three bedroom semi-detached family home enjoying views over the Bristol Channel. Conveniently located to Barry Island, local amenities, public transport, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, kitchen, spacious living room, conservatory and downstairs cloakroom. Spacious primary bedroom with ensuite, second double bedroom, single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking, beyond which is a detached single garage and a low maintenance West facing rear garden. EPC rating 'TBC'.

Directions

Cardiff City Centre – 9.4 miles

M4 Motorway – 10.3 miles

Your local office: Penarth

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Summary of Accommodation

GROUND FLOOR

Entered via a partially obscure glazed uPVC door into a welcoming hallway enjoying tiled flooring and a carpeted staircase leading to the first floor.

The kitchen has been fitted with a range of high gloss base and wall units with granite effect laminate work surfaces. Integral appliances to remain to include; a 'Neue' fridge/freezer, a 'Hotpoint' electric oven and grill, a 'Smeg' 4-ring gas hob with an extractor fan over and a 'Neue' washing machine. The kitchen further benefits from tile effect vinyl flooring, a matching granite effect splashback, a cupboard housing the wall mounted 'Ferrol' combi boiler and a uPVC double glazed window to the front elevation.

The spacious living room benefits from continuation of tiled flooring, a central feature electric fireplace with a granite hearth and a wooden surround, an understairs storage cupboard, a uPVC double glazed window to the rear elevation and a set of uPVC double glazed sliding doors providing access to the conservatory.

The conservatory is a versatile space enjoying tiled flooring, uPVC double glazed windows to the side and rear elevations and a set of uPVC double glazed French doors providing access to the rear garden.

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 continuation of tiled flooring, partially tiled walls and an obscure glazed uPVC window to the front elevation.

FIRST FLOOR

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

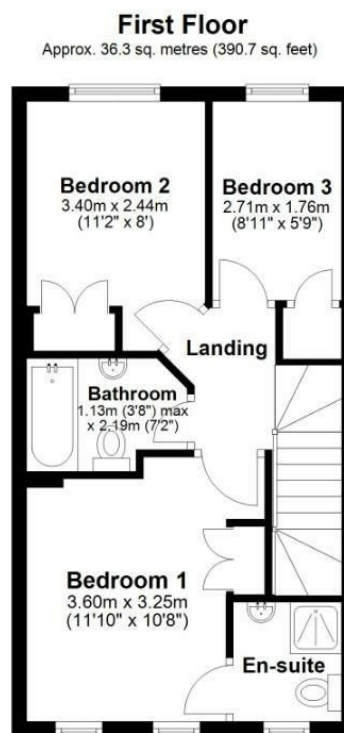
Bedroom one is a spacious double bedroom enjoying laminate wood flooring, a range of fitted wardrobes and two uPVC double glazed windows to the front elevation. The ensuite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a pedestal wash-hand basin and a WC. The ensuite further benefits from continuation of laminate wood flooring, tiled walls, an extractor fan and an obscure uPVC double glazed window to the front elevation.

Bedroom two is a double bedroom enjoying laminate flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation providing elevated views over Barry Island Pleasure Park and the Bristol Channel.

Bedroom three is a single bedroom enjoying laminate wood flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation providing 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 pedestal wash-hand basin and a WC. The bathroom further benefits from laminate wood flooring, partially tiled walls and an extractor fan.





Total area: approx. 87.1 sq. metres (937.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS & GROUNDS

15 Gwennol Y Mor is approached of the road onto a tarmac driveway providing off-road parking, beyond which is a detached single garage. The low maintenance rear garden is made up of a patio area and a decked area providing ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

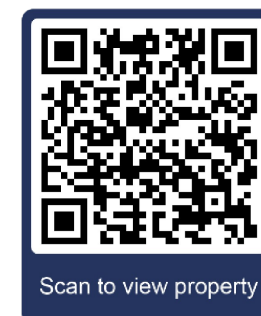
Freehold.

All mains services connected.

Council tax band 'D'.



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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