

20 Clos Y Fulfran

Barry, Vale of Glamorgan, CF62 5DG

Watts & Morgan



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£699,950 Freehold

6 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A well presented spacious and versatile, six bedroom detached family home enjoying elevated views over Nell's Point, Jackson's Bay and the Bristol Channel. Conveniently located to local amenities, public transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, spacious living room, dining room, kitchen/breakfast room, orangery, sitting room and ground floor cloakroom. First floor landing, spacious double bedroom with en-suite, three further bedrooms and a family bathroom. Second floor landing, spacious primary suite with dressing area and en-suite and a further double bedroom. Externally the property benefits from a shared driveway providing off-road parking, beyond which is an attached single garage. Beautifully landscaped front and rear gardens. EPC rating 'TBC'.

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 porch benefitting from feature tiled flooring and two uPVC double glazed windows to the front elevation. A second partially glazed wooden door leads into a welcoming hallway enjoying wood effect laminate flooring, a wall-mounted alarm panel and a carpeted staircase leading to the first floor with an under-stair storage cupboard.

The spacious living room benefits from continuation of wood effect laminate flooring, a central feature gas fireplace with a marble hearth and a wooden surround, three uPVC double glazed windows and a set of uPVC double glazed French doors with glazed side panels providing access to the rear garden.

The dining room enjoys wood effect laminate flooring, a uPVC double glazed window to the side elevation and two uPVC double glazed windows to the front elevation enjoying elevated views over Nell's Point, Jackson's Bay and the Bristol Channel.

The kitchen/breakfast room has been fitted with a range of wall, base and tower units with laminate work surfaces. Integral appliances to remain include; a 'Hotpoint' fridge/freezer and an 'Indesit' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen/breakfast room further benefits from tiled flooring, partially tiled splash-back, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over, a partially glazed wooden door providing access to the orangery and a uPVC double glazed window to the front elevation providing yet more elevated views.

The orangery benefits from wood effect laminate flooring, uPVC double glazed windows to the rear elevation and a double glazed uPVC door providing access to the rear garden.

The sitting room is a versatile space and benefits from wood effect laminate flooring, recessed ceiling spotlights, a loft hatch providing access to loft space, a cupboard housing the wall-mounted 'Potterton' boiler and a uPVC double glazed window to the front elevation.

The cloakroom serving the ground floor 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 splash-back and an obscure uPVC double glazed window.

First Floor

The first floor landing enjoys carpeted flooring, a recessed storage cupboard housing the 'Megaflo' hot water cylinder, a uPVC double glazed window with bespoke fitted shutters to the front elevation and a carpeted staircase leading to the second floor.

Bedroom two is a spacious double bedroom enjoying wood effect laminate flooring, a recessed wardrobe, a uPVC double glazed window with bespoke fitted shutters to the side elevation and three uPVC double glazed windows with bespoke fitted shutters to the front elevation enjoying elevated views.

The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.

Bedroom three, currently used as a home office, benefits from wood effect laminate flooring, a recessed wardrobe and a uPVC double-glazed window to the rear elevation.
Bedroom four enjoys carpeted flooring, a fitted wardrobe, a uPVC double glazed window with bespoke fitted shutters to the side elevation and a uPVC double glazed window with bespoke fitted shutters to the rear elevation.
Bedroom five, currently used as a sitting room, benefits from wood effect laminate flooring and a uPVC double glazed window to the rear elevation.
The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window with bespoke fitted shutters to the front elevation.

Second Floor

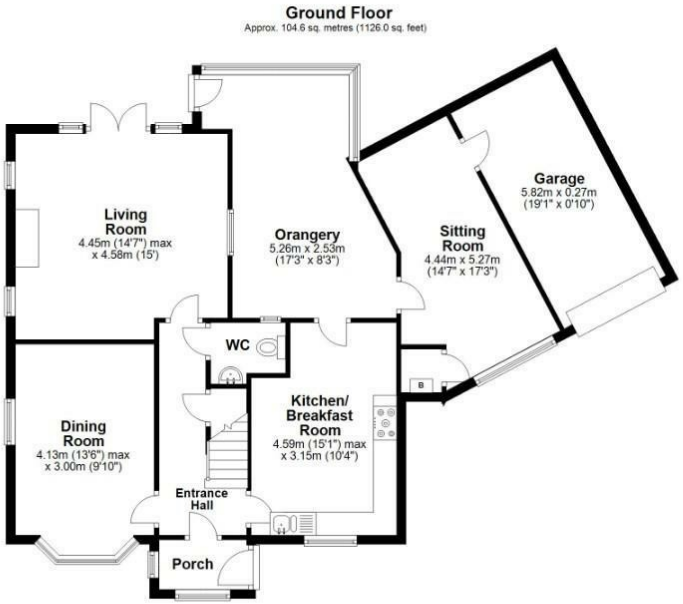
The second floor landing benefits from carpeted flooring and a recessed storage cupboard.
Bedroom one is a spacious double bedroom enjoying from carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window with bespoke fitted shutters to the front elevation providing uninterrupted elevated views. The dressing area benefits from continuation of carpeted flooring, a range of recessed storage cupboards and a uPVC double glazed window with bespoke fitted shutters to the side elevation. The en-suite has been fitted with a 4-piece white suite comprising a panelled bath, a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment and a wash hand basin and a WC fitted within a vanity unit. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and a recessed storage cupboard.
Bedroom six is a further double bedroom and benefits from carpeted flooring, a double glazed roof-light to the rear elevation and a uPVC double glazed window with bespoke fitted shutters to the front elevation.

Gardens & Grounds

20 Clos Y Fulfran is approached off the road onto a shared driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an up and over door and full electrical connections.
The low maintenance front garden has been block paved.
The landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area and a raised deck area provide ample space for outdoor entertaining and dining. The rear garden further benefits from a pedestrian gate providing side access.

Additional Information

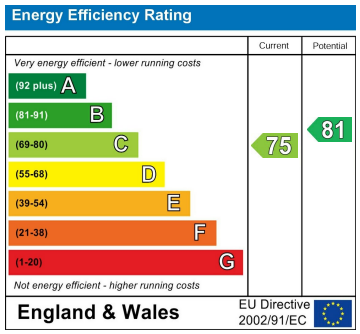
All mains services connected.
Freehold.
Council tax band 'G'.







Total area: approx. 207.2 sq. metres (2230.1 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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