



19 Heol Fioled  
Barry, Vale of Glamorgan, CF63 1HB

Watts  
& Morgan







# 19 Heol Fioled

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**£485,000 Freehold**

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A substantial, four double bedroom detached family home enjoying elevated views towards the Bristol Channel. Set within a generous plot in the highly desirable Pencoedtre Village Development. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, living room, study, dining room, open plan kitchen/breakfast room, utility room, downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property enjoys landscaped front and South-facing rear gardens, a versatile garden room and a driveway providing off-road parking for several vehicles, beyond which is detached double garage. EPC rating 'D'.

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## Directions

Penarth Town Centre – 5.7 miles

Cardiff City Centre – 7.1 miles

M4 Motorway – 6.5 miles

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## Ground Floor

Entered via a partially glazed composite door into a large welcoming hallway benefiting from wood effect tile flooring, a recessed storage cupboard, a wall mounted alarm panel and an open carpeted staircase leading to the first floor.

The spacious living room benefits from carpeted flooring and central feature gas fireplace, two ceiling spotlights, a set of glazed French doors providing access to the dining room and a uPVC double glazed bay window with bespoke fitted shutters to the front elevation.

The study is a versatile space and benefits from a uPVC double glazed box bay window with bespoke fitted shutters to the front elevation.

The dining room enjoys carpeted flooring, a ceiling spotlight and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen/breakfast room benefits from tile effect vinyl flooring, recessed ceiling spotlights, a wall mounted alarm panel and a set of uPVC double glazed French doors with uPVC double glazed windows to either side providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Hotpoint' electric oven/grill, a 'Hotpoint' dishwasher and an 'Indesit' 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of tile effect vinyl flooring, partially tiled splashback, under-counter lighting, a bowl and a half composite sink with a mixer tap over and a uPVC double glazed window to the rear elevation.

The utility room has been fitted with a range of base units with a laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tile effect vinyl flooring, a wall mounted 'Worcester' boiler, a composite sink with a mixer tap over, partially tiled splashback and a partially glazed uPVC door providing access to the side elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin and a WC set within a vanity unit. The cloakroom further benefits from wood effect tile flooring, a feature tiled splashback, censored lighting set within decorative corning, an extractor fan and a ceiling spotlight.

## First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the 'Megaflor' hot water cylinder, a loft hatch providing access to the loft space and a uPVC double glazed window with a bespoke fitted shutter to the front elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed fitted wardrobes and a uPVC double glazed window with bespoke fitted shutters to the front elevation. The en-suite has been fitted with a 2-piece white suite comprising; a wash-hand basin and a floating WC. The en-suite further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over, tiled flooring, recessed ceiling spotlights, tiled walls an extractor fan and two uPVC double glazed windows to the rear and side elevations.



Total area: approx. 189.5 sq. metres (2039.9 sq. feet)

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of recessed wardrobes and a uPVC double glazed window with bespoke fitted shutters to the front elevation.

Bedroom three, currently used as a home office, is a further double bedroom enjoying carpeted flooring, a recessed storage cupboard a uPVC double glazed window to the rear elevation. Bedroom four is a further double bedroom benefiting from carpeted flooring, recessed wardrobes 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 hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect tile flooring, partially tiled walls/splashback, a ceiling spotlight, an extractor fan, a wall mounted towel radiator and an obscure uPVC double glazed window to the rear elevation.

### Garden & Grounds

19 Heol Fioled is approached off the street onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached double garage with a remote controlled electric roller door.

The front garden enjoys a variety of mature shrubs, borders and trees.

The large South-facing rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The rear garden further benefits from a versatile garden room, a large storage shed, a pedestrian gate providing rear access and elevated views towards the Bristol Channel.

### Additional Information

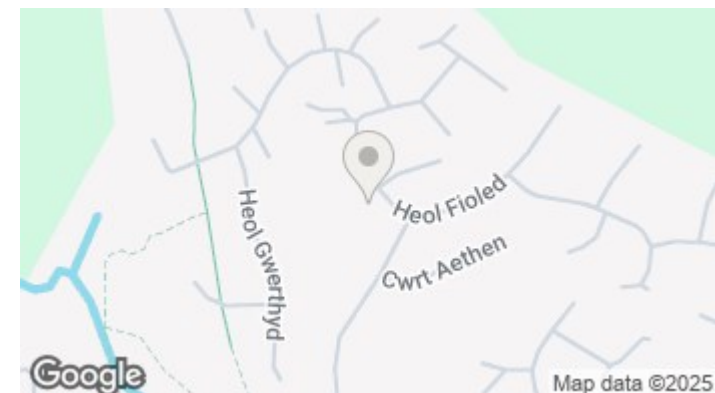
All mains services connected.

Freehold.

Council tax band 'F'.

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.

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	







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