



2 Priory Gardens

Barry, Vale of Glamorgan, CF63 1FH

Watts  
& Morgan



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**£499,950 Freehold**

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A beautifully presented and extended five bedroom, detached family home. Situated on a generous plot and conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room, conservatory, versatile sitting room/bedroom, garden room, downstairs shower room and downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, three further bedrooms and a family bathroom. Externally the property benefits from a large resin driveway providing off-road parking for several vehicles, an attached integral garage and beautifully landscaped front and South West facing rear garden.

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### Directions

Cardiff City Centre – 8.2 miles

M4 Motorway – 7.1 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a welcoming hallway benefitting from engineered wood flooring, a recessed storage cupboard and a carpeted staircase leading to the first floor.

The living room benefits from continuation of wood flooring, a central feature gas fireplace, a set of glazed wooden doors providing access to the dining area and a uPVC double-glazed box-bay window to the front elevation.

The kitchen/dining room enjoys engineered wood flooring, a recessed understairs storage cupboard and a uPVC double glazed stable door with a double glazed side panel providing access to the rear garden. The kitchen showcases a range of wall and base units with granite work surfaces. Appliances to remain include; an electric 'Smeg' range cooker with a 5-ring gas top and extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled walls, recessed ceiling spotlights, a cupboard housing the wall mounted 'Worcester' boiler, a stainless steel sink with a mixer tap over and a uPVC double glazed window to the rear elevation.

The conservatory benefits from continuation of wood flooring, uPVC double glazed windows to all elevations and a set of uPVC double glazed French doors providing further access to the rear garden.

The sitting room/bedroom is a versatile space benefitting from wood effect vinyl flooring, recessed ceiling spotlights, a range of work surfaces and storage units with space and plumbing provided for freestanding white goods and a stainless steel sink and a uPVC double-glazed window to the front elevation. The side hallway benefits from wood effect laminate flooring, recessed ceiling spotlights and a large recessed storage cupboard.

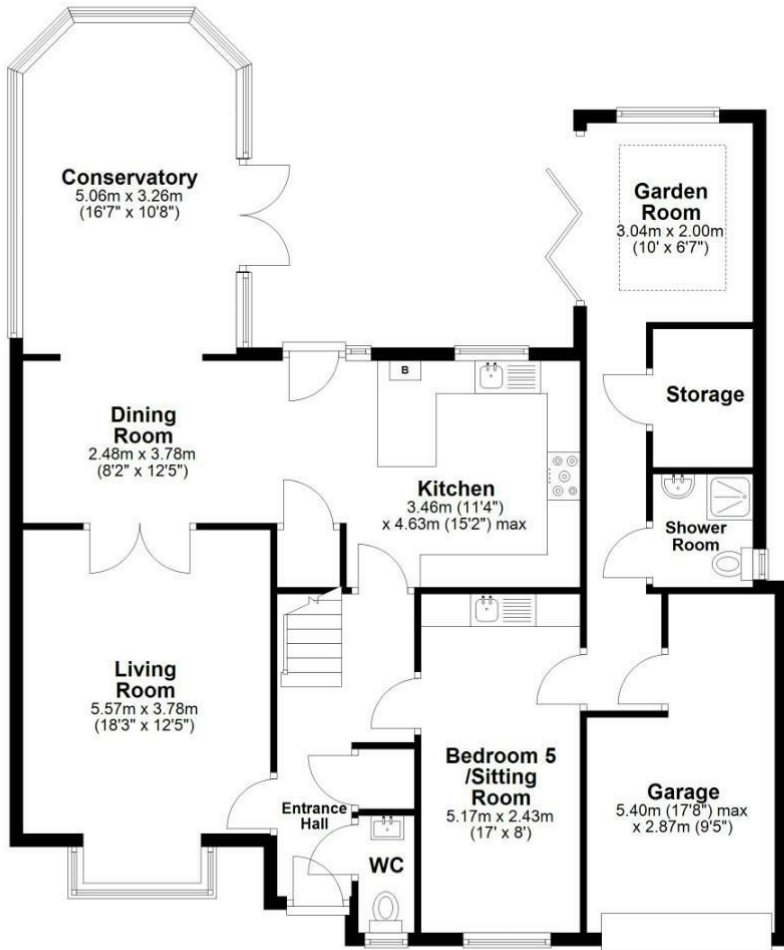
The garden room is another versatile space benefitting from continuation of wood effect laminate flooring, a feature sky lantern, recessed ceiling spotlights, a uPVC double-glazed window to the rear elevation and a set of uPVC double-glazed bi-folding doors providing access to the rear garden.

The ground floor shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from wood effect laminate flooring, partially tiled splashback, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

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 wood effect tile flooring, aqua-panelled walls, a wall mounted chrome towel radiator, recessed ceiling spotlights and an obscure uPVC double glazed window to the front elevation.

## Ground Floor

Approx. 119.0 sq. metres (1281.4 sq. feet)



Total area: approx. 166.2 sq. metres (1789.3 sq. feet)

## First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobe with mirrored sliding doors and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 2-piece white suite comprising a shower cubicle and a wash-hand basin set within a vanity unit. The en-suite further benefits from vinyl flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the side elevation.

Bedroom two is a double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation. Bedroom three enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom four is a single bedroom and benefits from carpeted 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 bath tub, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, aqua-panelled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

## Garden & Grounds

2 Priory Gardens is approached off the street onto a large resin driveway providing off-road parking for several vehicles, beyond which is an integral single garage with an electric roller door. The front garden is predominantly laid to lawn.

The beautifully landscaped South West facing rear garden is predominantly laid to lawn. A stone patio and a resin patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a large summerhouse, a fishpond, a covered pergola, outside electrical sockets and a selection of mature shrubs, borders and trees.

## Additional Information

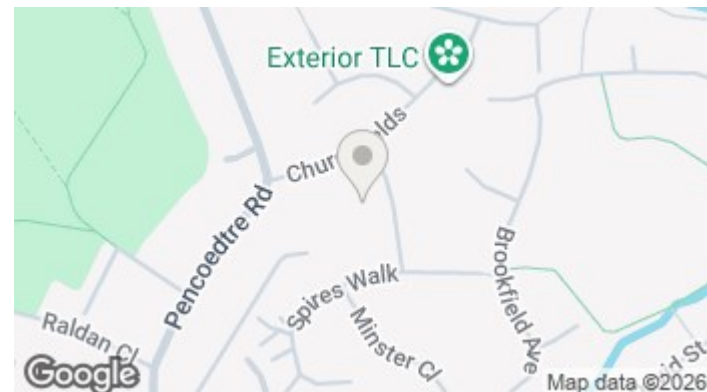
All mains services connected.

Freehold.

Council tax band 'E'.

EPC rating 'C'.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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| <b>Bridgend</b><br>T 01656 644 288<br>E <a href="mailto:bridgend@wattsandmorgan.co.uk">bridgend@wattsandmorgan.co.uk</a> | <b>Cowbridge</b><br>T 01446 773 500<br>E <a href="mailto:cowbridge@wattsandmorgan.co.uk">cowbridge@wattsandmorgan.co.uk</a> | <b>Penarth</b><br>T 029 2071 2266<br>E <a href="mailto:penarth@wattsandmorgan.co.uk">penarth@wattsandmorgan.co.uk</a> | <b>London</b><br>T 020 7467 5330<br>E <a href="mailto:london@wattsandmorgan.co.uk">london@wattsandmorgan.co.uk</a> |
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