



Caegwyn, Port Road East, Barry CF62 9PT

£650,000 Freehold

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Extensively refurbished, and extended by the present owners with an architect designed 'chalet style' two storey extension, Caegwyn offers a home and a style that would be the envy of most. The detached dormer bungalow sits in very generous, west facing and landscaped gardens which enjoy far reaching views across the Vale of Glamorgan. The garden has been 'a labour of love' for the present owners who created it from scratch. It has many different areas and elements but it all combines to provide an oasis for any buyer to enjoy. Approached from the small service road, the large driveway is entered via wrought iron double gates and is fronted by a high fence.

The ground floor accommodation briefly comprises an entrance porch leading into the sitting room cum library, a separate dining room, spacious kitchen / breakfast room with 'Shaker' style units and an array of built-in appliances and an island, a stunning lounge overlooking the rear garden and sun terrace with hot tub, an inner hallway, two double bedrooms and a refitted family bathroom.

To the first floor there is the master bedroom with walk-in wardrobe and a balcony with extensive views across the garden and the Vale, another double bedroom and a refitted shower room/wc. Internal features include hardwood double glazing, underfloor heating to the ground floor and radiators to the first floor.

To the side of the bungalow is the double size garage with electric door and roof storage area.

Location

Located on the outskirts of Barry, overlooking the open countryside of the Vale of Glamorgan to the rear, Caegwyn is conveniently located for many of the amenities and facilities available within the immediate area as well as the nearby town of Penarth. The beach is within a few minutes' drive as is the Cardiff International Airport.

The A4050 gives easy access towards the A4232 and the M4 motorway, as well as Cardiff city centre with it's well regarded shopping centres and Cardiff Bay with it's restaurants, bars and the Millennium Centre.

Ground Floor Accommodation

Entrance Porch

An open porch area gives access to the internal porch via a hardwood front door with 'stained and leaded' glazing. Double glazed window to the side. Black and white tiled floor.

Sitting Room

Irregular Shaped Room 14' 4" into bay x 14' 1" max.
(4.37m into bay x 4.29m)

The sitting room, which also doubles as the library, is entered from the porch area via an internal door and has a double glazed square bay overlooking the front garden. The room is full of character with oak flooring and a tall fire surround with a tiled hearth and inset fireplace. A high level picture rail and a painted wood panelled ceiling complete the picture. Doors to the inner hallway and the dining room.

Dining Room

13' 6" x 10' 3" (4.11m x 3.12m)

A well proportioned room with a double glazed window to the front aspect. The focal point of the dining room is the large slate fire surround with a tiled hearth and a cast iron grate. Oak flooring has also been laid here and there is also a high level picture rail.





Kitchen / Breakfast Room **.21' 5" x 11' 5" (6.53m x 3.48m)**

The 'hub' of the home is this most attractive kitchen/breakfast room which is fitted with an extensive range of cream Shaker-style wall and base units incorporating glazed display cupboards, a built-in wine rack and light wood work surfaces with ceramic tiled splash areas. Inset 'one and a half bowl' sink and drainer with a mixer tap. Built-under stainless steel DeDietrich oven with a four ring induction hob and a concealed cooker hood over. built-in appliances include a dishwasher, fridge and a freezer.

At one end of the kitchen there is a matching island with breakfast bar, the island has additional storage units and it has concealed wheels in order that it can be moved easily. Other features in the kitchen include a ceramic tiled floor, inset lighting to the ceiling and box-shaped recesses set into one wall for display purposes. Large, fitted storage cupboard with plumbing for a washing machine and housing the Baxi 'combi' central heating boiler. Double glazed window to the rear deck and open to:-



Lounge **20' 10" max. x 19' 2" (6.35m max. x 5.84m)**

This most impressive room was built by the present owners as part of the two storey, architect designed, 'chalet style' extension. The lounge, with it's high ceiling, enjoys an amazing amount of natural light from full length double glazed windows and French doors which overlook the garden and the surrounding countryside to the rear. There is another set of double glazed French doors to the side which give access to a secluded sun deck which is an ideal place to sit for morning coffee. A striking feature of the room is the rear wall which is made of reclaimed Dutch wood and has the light staircase rising to the first floor. A tiled floor and the fitted wall lights complete the room. Under the staircase is a large, walk-in storage cupboard.

Inner Hallway

Doors to the kitchen, sitting room, bathroom and ground floor bedrooms.



Bedroom Three **13' 4" x 10' 3" (4.06m x 3.12m)**

Known as the 'Japanese Room' because of the style of decor, this double size bedroom has a double glazed window facing the front garden. The floor has exposed floorboards which have been painted white, a cast iron fire surround with an inset grate, and a high level picture rail.

Bedroom Four **11' 6" x 10' (3.51m x 3.05m)**

Another double size bedroom, which has a double glazed window facing the rear garden. The floor has exposed floorboards which have been painted white, a cast iron fire surround and a high level picture rail.

Family Bathroom

A stunning bathroom with a white suite comprising a 'P' shaped shower bath with a glass shower screen and fitted with a thermostatic shower, close coupled wc, and a light wood 'floating' shelf with a circular wash hand basin and a mirror above with lighting. Recess to one wall with concealed down lighting. Ceramic tiled walls and flooring. Heated chrome towel rail. Inset lighting and 'light boxes' to the ceiling.



First Floor Accommodation - Landing

A well-lit landing with a large double glazed roof light window to the side. Doors to the bedrooms and shower room.

Master Bedroom

15' 2" to walk-in wardrobe x 14' 7" (4.62m to walk-in wardrobe x 4.45m)

The master bedroom enjoys stunning and far reaching views across the gardens towards the open countryside of the Vale. Natural light floods in from the full length double glazed windows and French doors which lead out to a very pleasant balcony. The bedroom has fitted wall lights, two separate radiators with ornate covers, and a TV aerial point. Along one wall there is a walk-in wardrobe area with an access at either end.

Bedroom Two

19' 3" x 11' (5.87m x 3.35m)

Currently used by the present owners as a dressing room to the master bedroom, the room is flooded by light from the high level and double glazed apex windows which are the feature of this double size bedroom. Two separate radiators. Inset lighting to the ceiling. Door to a walk-in roof storage area.



Shower Room/wc

Refitted with a white suite comprising a large walk-in and glass fronted shower enclosure with a thermostatic shower. a wash hand basin set on a vanity unit, and a close coupled wc. Ceramic tiled walls and floor. Heated chrome towel rail. Inset lighting to the ceiling. Double glazed roof light window.

Gardens

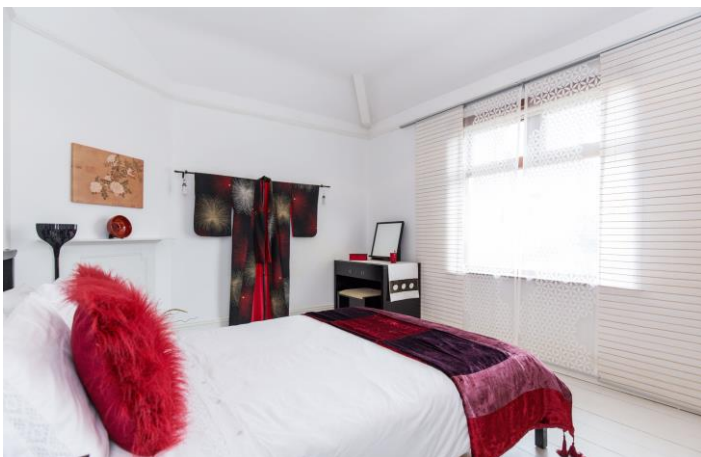
The west facing garden, which has been 'a labour of love' for the present owners who created it from scratch, has many different areas and elements but it all combines to provide an oasis for any buyer to enjoy. Behind the kitchen is a small sun deck which is ideal for morning coffee and from the lounge you walk out onto a spacious sun terrace with a fitted seat and to the side a covered pergola with a glass side and housing a hot tub. From the sun terrace you walk through a lawn area towards the 'Pergola Inn', another delightful seating area to enjoy a glass of wine and overlook the large fish pond. On the far side of the pond is the 'Red Square Cafe' with its dovecote style shed, lawn and large kitchen garden to the side which has a substantial greenhouse as well. From here you travel further down the garden to another lawned area and the feature wooden bridge to the 'Beach House'.



Gardens cont'd....

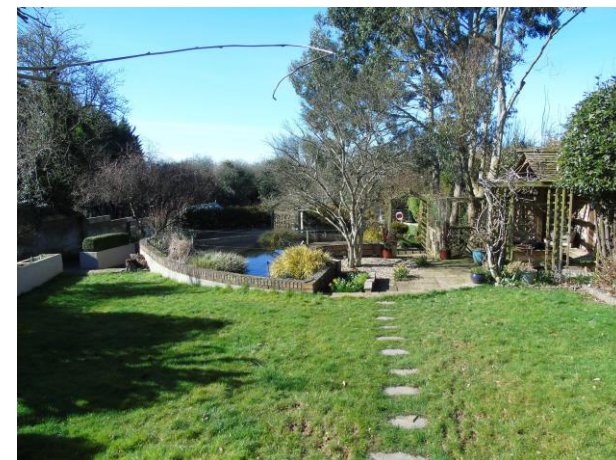
The Beach House is a delightful area just to sit and enjoy looking up the garden towards the bungalow. It has double doors and a covered seating area in front, as well as a lower sun terrace to the side which also has a very light gravelled area resembling a pebble beach. The gardens to the rear have been planted with a wide variety of plants and trees, including exotic varieties, in order to create a very varied, interesting and beautiful place to enjoy.

The bungalow is approached from the small service road via double wrought iron gates leading to a very generous and black paved driveway which can accommodate numerous vehicles. The front garden, fronted by a high fence, has been laid to lawn and planted with shrubs. On one side of the bungalow there is an attached storage area and to the other there's access to the garage and rear garden.

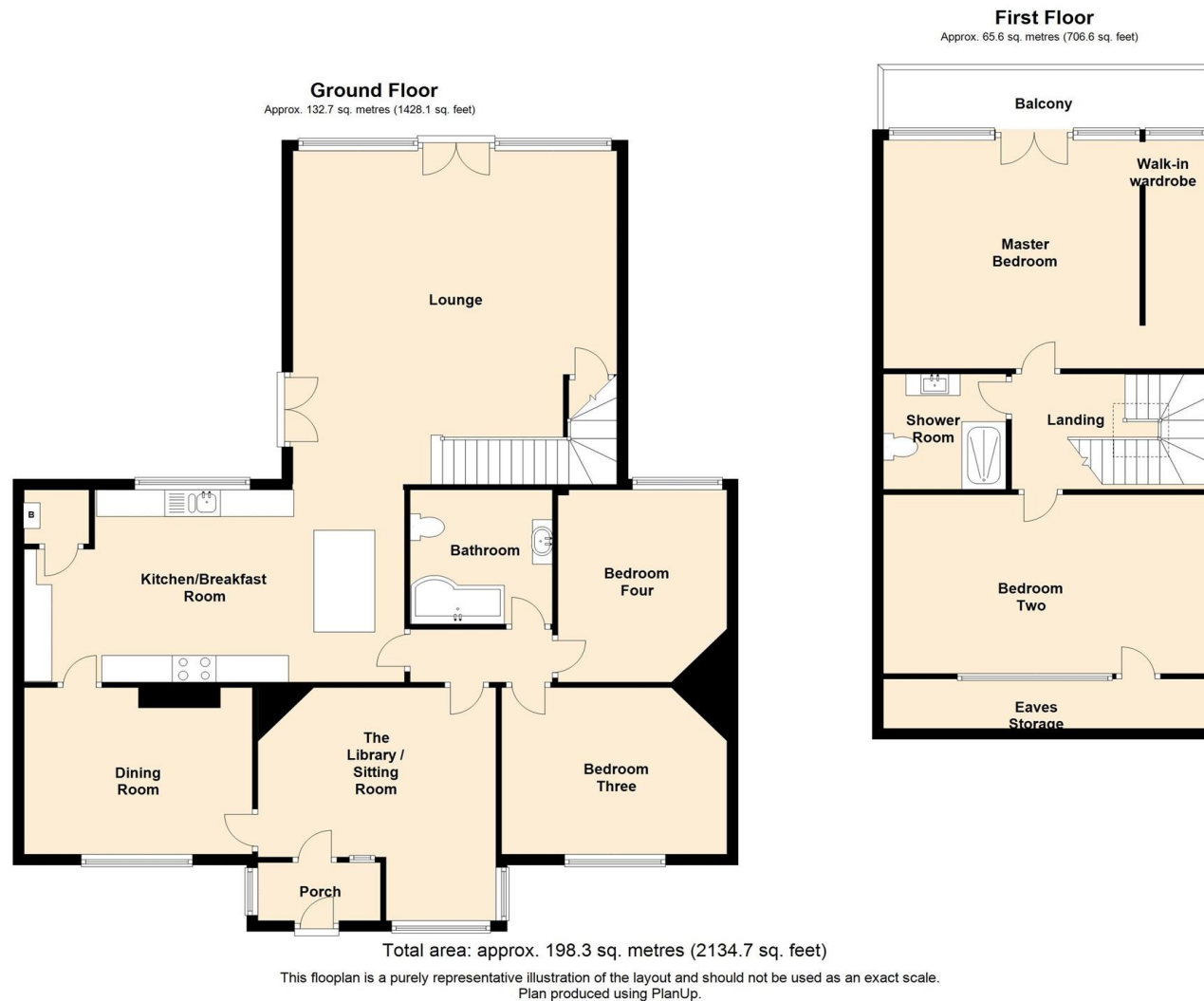


Double Garage 16' 9" x 15' 6" (5.11m x 4.72m)

A double width garage which entered from the driveway via an electric roller shutter door. The garage has power and light and a large storage area above. At the far end is a cloakroom/wc. From the garage there's an internal door to the 'office' (10'7 x 9'9) which could be utilised in a number of different ways and has fitted work surfaces to two sides and a wash hand basin. Feature cast iron fireplace in one corner. Double glazed windows and door to the rear garden.







9 Tynewydd Road, BARRY, Vale of Glamorgan, CF62 8HB

EPC Rating: Awaited

Property Ref: BAY301694 - 0003



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