

KNIGHTS



Residential & Commercial Sales and Letting Agents



Bron Awelon

Barry, Barry, CF62 6PS

£425,000

This beautifully presented family home with double extension, designed as an ANNEX/separate accommodation, on Bron Awelon is now available with KNIGHTS. Situated on the highly desirable Garden Suburb estate, this property is in walking distance to local attractions such as Marine Drive, Porthkerry Park and Barry Island.

The main house comprising of a beautiful open living/kitchen/dining space, downstairs w/c and utility area to the ground floor. Grand master suite with private en-suite, dressing area and Juliette balcony, as well as further double bedroom and family bathroom to the first floor.

The Annex comprising of its own open living/kitchen/dining room and conservatory to the ground floor. Separate staircase rising to the bedroom with en-suite. Off road parking to the front elevation for multiple vehicles.

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Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



ENTRANCE

Via composite door with decorative glass panels leading into;

PORCH

UPVC double glazed window to the front elevation. Wood effect flooring. Two doors leading into main house and annex.

MAIN HOUSE

ENTRANCE

Via wooden door with decorative stained glass panel into;

HALLWAY

Radiator. Staircase rising to first floor landing. Fitted carpet. Door into;

LIVING ROOM

14'1" x 12'1"

UPVC double glazed bay window to the front elevation. Coving to ceiling. Feature fireplace with log burner in situ. Two radiators. Original wooden floor boards. Open to;

KITCHEN

14'0" x 7'10"

Spotlights to ceiling. Range of wall and base units and matching island with work surfaces over. Integrated full size fridge, full size freezer and dishwasher. Slot in range cooker to remain. Stainless steel sink with mixer tap over, to the island. Built in pantry cupboard. Tiling to floor. Door leading to rear lobby and open to;

DINING ROOM

11'11" x 7'0"

UPVC double glazed patio doors to the rear elevation overlooking and leading to the rear garden. Spotlights to ceiling. Radiator. Continuation of the tiling to the floor.

REAR LOBBY/UTILITY

8'2" x 2'6"

UPVC door with obscure glass panel giving access to the living room of the annex. Ample space and plumbing for white goods. Open to;

W/C

3'10" x 2'6"

Low level w/c. Wash hand basin with mixer tap over.

FIRST FLOOR LANDING

Access to loft space. Fitted carpet. Doors off to both bedrooms and bathroom.

MASTER BEDROOM

19'3" x 9'5"

UPVC double glazed patio to the rear elevation with a Juliette balcony. Coving and spotlights to ceiling. Original feature fireplace. Radiator. Fitted carpet to front, used as bedroom area, wood effect flooring to rear, used as dressing area. Archway into;

EN-SUITE

7'0" x 4'11"

UPVC double glazed obscure window to the rear elevation. Spotlights to ceiling. Three piece suite comprising; low level w/c, vanity unit housing the wash hand basin with mixer tap over and walk in double shower cubicle with wall mounted mixer shower. Tiling to splash back areas. Heated towel rail. Continuation of the wood effect flooring.

BEDROOM TWO

14'2" x 9'5"

UPVC double glazed windows to the front elevation. Original feature fireplace. Built in storage cupboard. Radiator. Fitted carpet.

FAMILY BATHROOM

7'8" x 7'6"

Spotlights to ceiling. Tiling to all walls. Three piece suite comprising; low level w/c, vanity unit housing the wash hand basin with mixer tap over and freestanding bath with freestanding mixer tap and shower attachment. Heated towel rail. Wood effect flooring.

ANNEX

ENTRANCE

Via wooden door leading into;

OPEN LIVING/DINING/KITCHEN

20'3" x 14'5"

LIVING AREA:

UPVC double glazed window to the front elevation. Spotlights and coving to ceiling. Wall lights. Staircase rising to first floor bedroom. Ample room for living and dining furniture. Two radiators. Wood effect flooring. Door leading into rear lobby. Open to;

KITCHEN AREA:

Range of wall and base units. with temporary work surfaces over. *Hard wood work surfaces, Stainless steel sink with mixer tap over, built in oven/grill, microwave and electric hob to be re-fitted* Integrated fridge and freezer. Continuation of the wood effect flooring. Tiling to splash back areas. Open to;

CONSERVATORY

10'1" x 4'8"

UPVC double glazed windows to the side and rear. Patio doors to the rear overlooking and leading to the rear garden. Power points. Tiling to the floor.

BEDROOM

20'3" x 8'0"

UPVC double glazed windows to the front and rear elevation. Coving to ceiling. Two radiators. Fitted carpet. Open to;

EN-SUITE

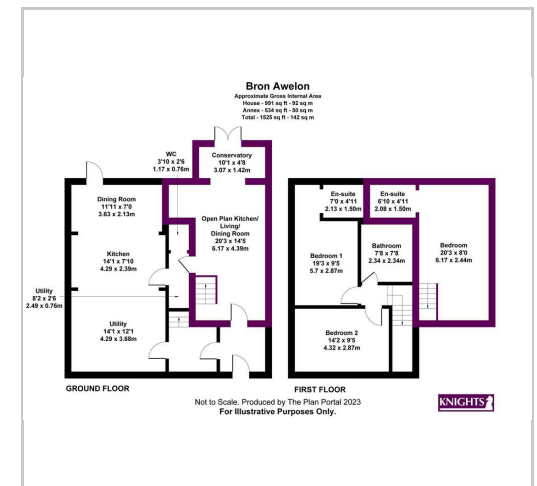
6'10" x 4'11"

UPVC double glazed obscure window to the rear elevation. Spotlights to ceiling. Three piece suite comprising; low-level w/c, wash hand basin with mixer tap over and walk in double shower with wall mounted mixer shower. Tiling to all walls. Heated towel rail. Wood effect flooring.

Area Map



Floor Plan



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