

KNIGHTS



Residential & Commercial Sales and Letting Agents



Heol Fioled

Barry, Barry, CF63 1HB

£489,995

This beautiful five-bedroom home on Heol Fioled is for sale with KNIGHTS. Suitable for a large family home and/or dual living; Designed with full second kitchen, installed to be used as an Annex. Larger than average rear garden with raised decking area. Situated in the popular Pencoedre Village estate, close to local amenities such as shops, schools and public transport routes.

Property briefly comprising; Entrance hallway leading to first floor. Large Living Room, Dining Room, Living Room, Kitchen and Conservatory. A master bedroom with en-suite shower room. Further two bedrooms and family bathroom to the first floor. Two double bedrooms, Shower room and second kitchen to the ground floor. Large enclosed rear garden. Garage and off road parking for multiple vehicles.

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.

- ANNEX
- FIVE BEDROOMS
- SEA VIEWS
- LARGER THAN AVERAGE GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GARAGE



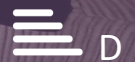
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ENTRANCE

Via composite door with decorative obscure glass panel leading into;

HALLWAY

Coving to ceiling. Radiator. Fitted carpet. Doors off to Bedroom four, Bedroom five, Shower room and second Kitchen. Staircase rising to main living floor.

LANDING

UPVC double glazed window to the front elevation. Coving to ceiling. Access to loft space. Smoke detector. Large storage cupboard housing the hot water tank. Radiator. Fitted carpet. Doors off to all rooms.

LIVING ROOM

20'2" x 12'6"

Large UPVC double glazed window to the front elevation with views to the sea. Further window to the side elevation. Coving to ceiling. Feature fireplace. Two radiators. Fitted carpet. Open to;

DINING ROOM

11'11" x 9'3"

UPVC double glazed window to the side elevation and double doors to the rear giving access to the conservatory. Coving to ceiling. Tall modern radiator. Ample space for dining furniture. Wood effect flooring. Open to;

KITCHEN

14'11" x 13'10"

UPVC double glazed window and door to the rear elevation overlooking and leading to the rear garden. Spotlights and coving to ceiling. Modern range of wall and base units with work surfaces over. Matching island with five ring gas hob and extractor fan above. Stainless steel one and half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Built in double oven. Ample space and plumbing for under counter white goods. Wall mounted boiler concealed in a matching wall unit. Undercounter lighting. Tall modern radiator. Wood effect flooring.

CONSERVATORY

14'10" x 10'1"

UPVC double glazed windows to both sides and rear overlooking the rear garden. Patio doors to the side giving access to the garden. Benefitting from lighting, power points and two radiators. Fitted carpet.

BEDROOM ONE

14'5" x 10'9"

UPVC double glazed window to the front elevation with views to the sea. Range of built in wardrobes with hanging space and shelving. Radiator. Fitted carpet. Door into;

EN-SUITE

7'4" x 7'0"

Spotlights and Extractor fan to ceiling. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and walk in cubicle with wall mounted mixer shower. Tall modern radiator. Wood effect flooring.

BEDROOM TWO

11'10" x 11'4" to the wardrobes

UPVC double glazed window to the rear elevation. Range of built in wardrobes with hanging space and shelving. Radiator. Fitted carpet.

BEDROOM THREE

7'10" x 7'4"

UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

FAMILY BATHROOM

7'4" x 6'2"

UPVC double glazed obscure window to the side elevation. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and Bath with mixer tap over. Tiling to splash back areas. Extractor fan. Radiator. Tiling to floor.

BEDROOM FOUR

12'5" x 10'0"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Fitted carpet.

BEDROOM FIVE

12'5" x 10'0"

UPVC double glazed window to the side elevation. Range of built in wardrobes with hanging space and shelving. Radiator. Fitted carpet.

SHOWER ROOM

5'11" x 5'5"

Three piece suite comprising; Low level W/C, vanity unit housing the wash hand basin and walk in cubicle with wall mounted mixer shower. Heated towel rail. Extractor fan. Tile effect flooring.

KITCHEN TWO

14'2" x 8'5"

UPVC double glazed window to the front elevation. Spotlights to ceiling. Full range of wall and base units with work surfaces over. Built in oven, microwave and four ring gas hob with extractor fan above. Stainless steel one and half bowl sink and drainer with mixer tap over. Ample space and plumbing for undercounter white goods and upright fridge/freezer. Radiator. Tile effect floor. Door into;

STORE ROOM

8' 5" x 3'5"

Spotlights. Power points. Shelving.

GARAGE

Access via up and over door. Benefitting from power points and lighting.

REAR GARDEN

Enclosed with timber fencing. Mainly laid to lawn with decking area for garden furniture. Timber shed for storage. Outside water tap. Timber gate to the side giving access from the front elevation.

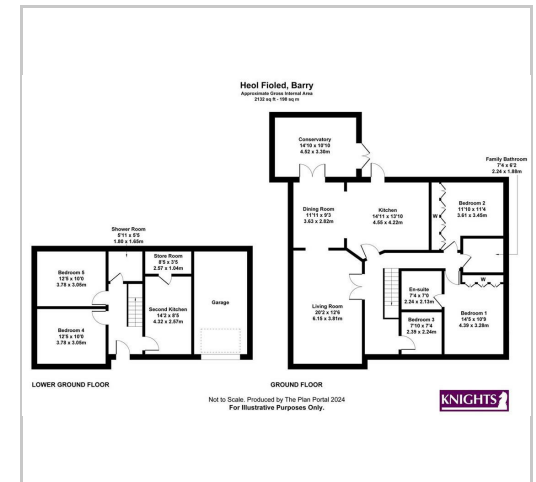
FRONT ELEVATION

Off road parking for multiple vehicles. Access into garage via Up and over door. Outside power points. Decorative lawn and stone chippings. Timber gate giving access to rear garden.

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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