

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Coed-Y-Felin

Barry, Barry, CF62 6LG

£379,950

KNIGHTS would like to offer the sale of this beautifully presented home on Coed-Y-Felin, Barry. This three bedroom, detached residence benefits from off road parking, large living spaces and a separate home-office. The South/West facing garden provides a great space to enjoy the sun at most points of the day. Property located in the popular Woodlands Rise estate, with nearby shops, schools and nature walks to Porthkerry Park and beyond.

Property briefly comprising; Entrance hallway, Living Room, Kitchen/Diner, Conservatory and W/C to the ground floor. Master bedroom with En-suite, two further bedrooms and family bathroom to the first floor. Enclosed sunny rear garden. Garage with Office to the rear. Off road parking to the front.

### 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.



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## ENTRANCE

Via composite door with obscure glass panel leading into;

## HALLWAY

Staircase rising to first floor landing with fitted carpet. Radiator  
Wood effect flooring. Doors off to Living room and W/C.

## LIVING ROOM

16'5" x 13'5"  
UPVC double glazed windows to the front elevation. Ample space for living and dining furniture. Two radiators. Continuation of the wood effect flooring. Door into;

## OPEN KITCHEN/DINER

16'5" x 8'11"  
UPVC double glazed windows and sliding doors to the rear elevation overlooking and leading to the conservatory. Range of modern wall and base units with wood effect work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Built in oven with four ring gas hob and extractor fan above. Space and plumbing for under-counter white goods and upright fridge/freezer. Large under-stairs storage cupboard. Space for dining furniture. Radiator. Wood effect flooring.

## CONSERVATORY

13'9" x 9'2"  
UPVC double glazed windows to both sides and rear overlooking the rear garden. Sliding door to the side elevation giving access to the rear garden. Power points. Lighting. Wood effect flooring.

## OFFICE

8'3" x 7'8"  
Access via UPVC door off rear garden.  
UPVC double glazed window and door to the rear elevation.  
Spotlights to ceiling. Power points. Wood effect flooring.

## W/C

3'11" x 2'10"  
UPVC double glazed obscure window to the front elevation. Low level W/C and Wash hand basin with mixer tap over. Radiator. Tiling to floor.

## FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Access to loft space. Two large storage cupboards, one housing the wall mounted combination boiler. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

11'5" x 9'6"  
UPVC double glazed window to the front elevation. Built in wardrobe with shelving and hanging space. Radiator. Fitted carpet. Door into;

## EN-SUITE

7'4" x 4'8"  
UPVC double glazed obscure window to the side elevation.  
Spotlights to ceiling. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with mixer tap over and shower cubicle with wall mounted mixer shower. Heated towel rail. Tiling to floor.

## BEDROOM TWO

10'3" x 9'2"  
UPVC double glazed window to the rear elevation. Built in storage cupboard. Radiator. Fitted carpet.

## BEDROOM THREE

7'9" x 6'10"  
UPVC double glazed window to the front elevation. Radiator. Wood effect flooring.

## FAMILY BATHROOM

6'3" x 5'10"  
UPVC double glazed obscure window to the rear elevation. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with mixer tap over and bath mixer tap and shower over. Radiator. Tiling to floor.

## REAR GARDEN

Rear garden enclosed with timber fencing. Timber gate to the side giving access to the front elevation. Laid with artificial grass and patio slabs. Outside water taps and power points. UPVC door giving access to office.

## FRONT ELEVATION

Off road parking for multiple vehicles. Outside water tap.

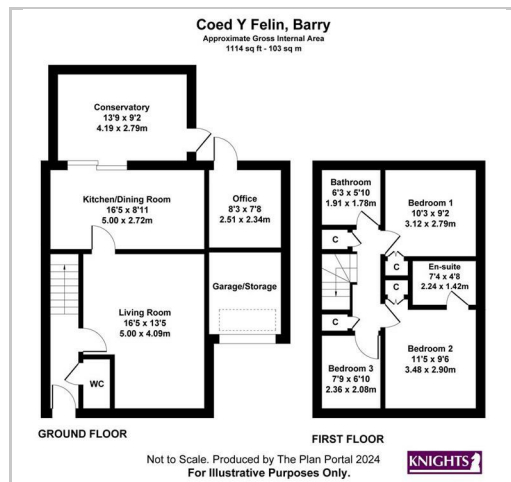
## GARAGE

Access via garage door to the front elevation. Ample storage space. Garage split to provide office space to the rear.

## Area Map



## Floor Plan



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