



ELAN CLOSE

CWM TALWG



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CWM TALWG, CF62 7LJ

ASKING PRICE

£550,000 -

FREEHOLD



5 Bedroom(s)



2 Bathroom(s)

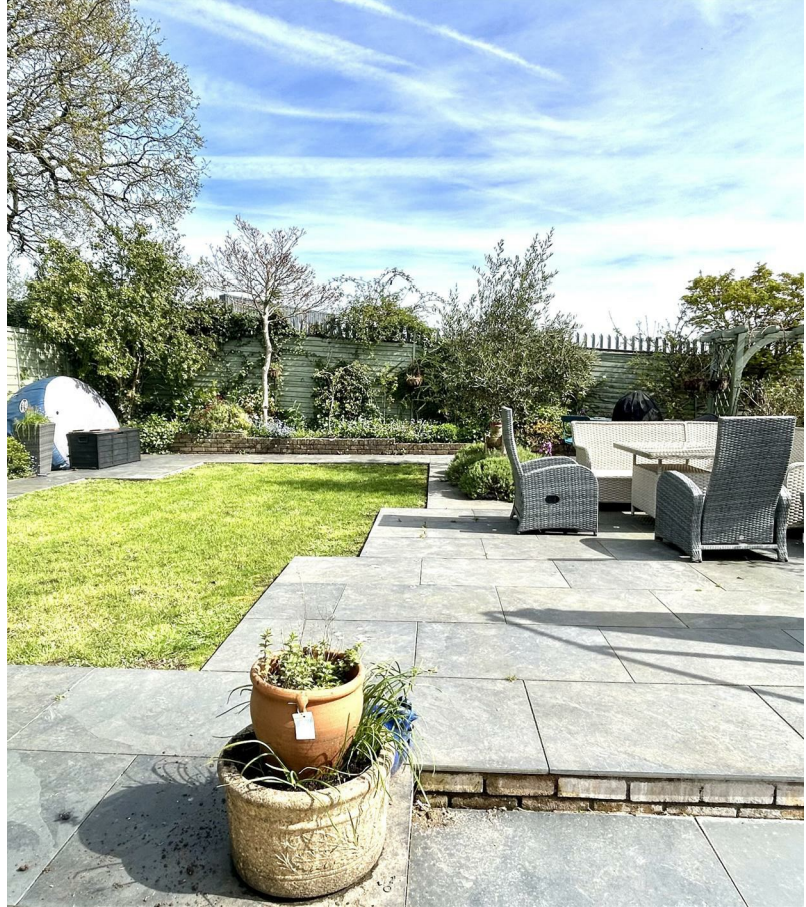


2065.92 sq ft

RARE TO THE MARKET

KNIGHTS would like to offer this fantastic dormer bungalow in Elan Close, Barry. This impressive property is situated in a quiet cul-de-sac and has five double bedrooms. Renovated to a high standard, this is a must see to appreciate size and quality. Close to local shops, public transport routes and nature walks.

Property briefly comprising; Grand entrance hallway, Large living room, Open plan Kitchen/Diner, Utility Room, Shower room and two double bedrooms to the ground floor. Three double bedrooms, one with en-suite and bathroom to the first floor. Integral garage and off road parking for multiple vehicles. Enclosed rear gardens.



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ENTRANCE

Via composite door with decorative obscure glass panels leading into;

HALLWAY

Staircase rising to first floor landing with fitted carpet. Large storage cupboard. Radiator. Wood effect tile flooring. Doors off to all rooms.

LIVING ROOM

8.10m x 3.78m (26'7" x 12'5")

UPVC double glazed sliding doors to the rear and side elevation overlooking and leading to the rear garden. Full length UPVC double glazed window to the front elevation. Coving to ceiling. Feature fireplace with gas fire in situ. Two radiators. Fitted carpet.

KITCHEN/DINING ROOM

6.20m x 4.72m (20'4" x 15'6")

UPVC double glazed extra wide sliding doors to the rear elevation overlooking and leading to the rear garden. Spotlights to ceiling. Modern range of wall and base units with quartz work surfaces over. Matching kitchen island. Eye level double oven. Large induction electric hob with extractor fan above. Stainless steel sink with Instant hot tap with mixer tap over, providing instant boiling water - drainer grooves built into work surfaces. Integrated fridge and freezer. Ample space and plumbing for dishwasher. Ample space for large dining furniture. Tall modern radiator. Tiling to floor.

UTILITY ROOM

2.69m x 2.41m (8'10" x 7'11")

Modern range of wall and base units with work surfaces over. Ample space and plumbing for white goods. Tall modern radiator. Tiling to floor. Door into garage and shower room.

SHOWER ROOM

2.62m x 2.06m (8'7" x 6'9")

Two UPVC double glazed obscure windows to the front elevation. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and Mira double Shower cubicle with wall mounted waterfall and handheld shower. Tiling to splash back areas. Marble effect screens to shower walls. Radiator. Tile effect flooring.

BEDROOM FOUR

4.83m x 2.97m (15'10" x 9'9")

UPVC double glazed full length windows to the front elevation. Dado rail. Coving to ceiling. Fitted wardrobes with hanging space and shelving. Radiator. Fitted carpet. Fibre optic Internet connection.

BEDROOM FIVE

4.70m x 2.97m (15'5" x 9'9")

Currently utilised as a second reception room

UPVC double glazed full length windows to the rear elevation. Built in wardrobes with hanging space and shelving. Radiator. Fitted carpet.

FIRST FLOOR LANDING

UPVC double glazed window to the front elevation. Smoke detector. Access to loft space. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

4.14m x 3.78m (13'7" x 12'5")

UPVC double glazed windows to the front elevation with lovely views reaching the sea. Coving to ceiling. Radiator. Fitted carpet. Fitted mirror fitted wardrobes. Door into;

EN-SUITE

2.74m x 2.16m (9'0" x 7'1")

UPVC double glazed obscure window to the front elevation. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and double walk in Mira shower cubicle with wall mounted mixer shower. Built in storage. Tiling to splash back areas. Marble effect screens to shower walls. Tall modern radiator. Tile effect flooring.

BEDROOM TWO

5.46m x 2.62m (17'11" x 8'7")

Two UPVC double glazed windows to the rear elevation. Coving to ceiling. Radiator. Double fitted wardrobes. Access to eaves storage. Radiator. Fitted carpet.

Potential to convert into two bedrooms

BEDROOM THREE

3.12m x 2.59m (10'3" x 8'6")

UPVC double glazed windows to the rear elevation. Coving to ceiling. Radiator. Fitted carpet.

BATHROOM

UPVC double glazed obscure window to the front elevation. Tiling to walls. Three piece suite comprising; Low level W/C, Vanity unit with wash hand basin and mixer tap over and bath with mixer tap and Mira shower attachment over. Tall modern radiator. Tile effect flooring.

GARAGE

Access via Electric door. Electric and plumbing.

REAR ELEVATION

Rear garden enclosed with timber fencing and raised shrub boarder. Mainly laid with paving stones. Two lawn areas.

FRONT ELEVATION

Paved driveway providing off road parking for multiple vehicles and leading to garage access. Lawn area. 12 Solar panels currently connected to EE network generating a saving of approximately £1500 per annum.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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