

KNIGHTS



Residential & Commercial Sales and Letting Agents



Heol Gwerthyd

Barry, Barry, CF63 1HJ

£425,000

Welcome to this stunning property located in the charming Pencoedre Village Estate on Heol Gwerthyd in Barry. This beautifully presented house boasts not only a prime location but also ample space with its 2 reception rooms, 4 spacious bedrooms, and 2 modern bathrooms.

One of the highlights of this property is the open plan living area, perfect for entertaining guests or simply enjoying a cozy night in with the family. The four double bedrooms offer plenty of space for a growing family or for those who enjoy having a home office or guest rooms.

Parking will never be an issue with the convenience of space for 3 vehicles, including an integral garage for added security and storage. This feature is sure to be a bonus.

Overall, this property offers a fantastic opportunity to own a spacious and well-maintained home in a desirable location. Don't miss out on the chance to make this house your own and enjoy all the comforts and conveniences it has to offer.

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.



4



2



2



E

ENTRANCE

Via UPVC sliding door leading into;

PORCH

UPVC double glazed windows to the front and both side elevations. Lighting and power points. Composite door with decorative glass panels leading into;

HALLWAY

Coving to ceiling. Stairs rising to first floor landing and descending to kitchen/diner on the lower ground floor. Tall modern radiator. Tiling to floor. Doors off to rooms and garage.

LIVING ROOM

14'5" x 11'6"

UPVC double glazed window to the front elevation. Coving to ceiling. Feature fireplace with electric fire in situ. Radiator. Wood effect flooring.

W/C

UPVC double glazed obscure window to the front elevation. Low level W/C and Vanity unit with wash hand basin and mixer tap over. Tiling to splash back areas. Radiator. Tiling to floor.

OPEN KITCHEN/DINER

25'10" x 11'1"

Steps leading to open Kitchen/Diner. UPVC double glazed windows to the rear and side elevation and patio doors to the rear overlooking and leading to the garden. Coving and spotlights to ceiling. Range of modern wall and base units with work surfaces over, extending into breakfast bar. Plinth lights to base units. Built in double eye-level oven. Four ring electric hob with extractor fan above. Composite sink and drainer with mixer tap over. Integrated microwave and dishwasher. Ample space for American style Fridge/freezer. Understaff storage cupboard. Ample space for living/dining furniture. Log burner in situ. Radiators. Wood effect flooring.

FIRST FLOOR LANDING

Stairs rising to second floor landing. Radiator. Fitted carpet. Doors off to all rooms.

BEDROOM TWO

23'3" x 7'11"

UPVC double glazed window to the rear elevation and Velux window to the front. Mezzanine floor with ample space for bedroom furniture. Radiator. Fitted carpet.

BEDROOM THREE

11'9" x 10'11"

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

BEDROOM FOUR

8'9" x 7'10"

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

SECOND FLOOR LANDING

Access to loft space. Large storage/airing cupboard with shelving and tank. Fitted carpet. Doors off to all rooms.

MASTER BEDROOM

11'8" x 10'5"

UPVC double glazed window to the front elevation with fitted blinds. Wall lights. Walk in wardrobe with lighting and clothing rails. Radiator. Fitted carpet. Door into;

EN-SUITE

6'9" x 4'1"

UPVC double glazed obscure window to the side elevation. Three piece suite comprising; Low level W/C, Vanity unit with wash hand basin and mixer tap over and walk in shower cubicle with waterfall shower over. Shaver points. Vinyl flooring.

BATHROOM

UPVC double glazed obscure window to the front elevation. Tiling to splash back areas. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and bath with mixer tap and shower over. Heated towel rail. Vinyl flooring.

REAR GARDEN

Enclosed with timber fencing. Mainly laid with artificial grass. Decking area. Two storage sheds to remain. Outside power points and water tap. Gate to the side giving access to the front elevation.

GARAGE

Access via electric up and over door to the front elevation or access via door from the hallway. Lighting and power. Plumbing and space for white goods.

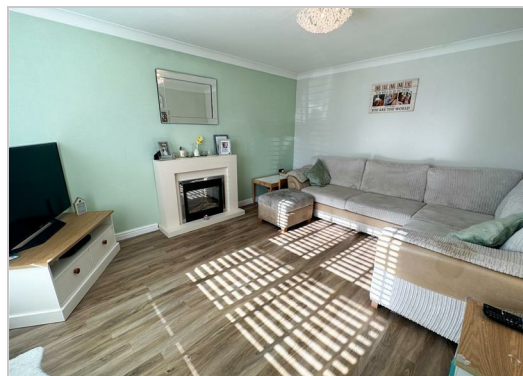
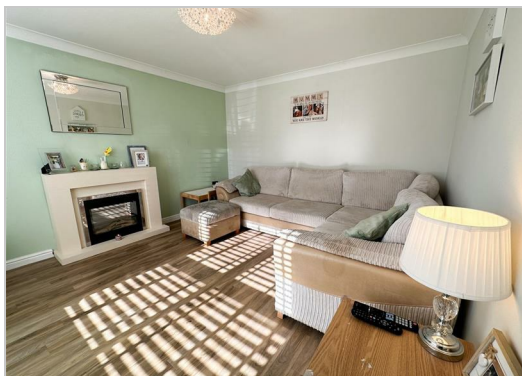
OUTSIDE FRONT

Area of garden laid to lawn. Gate giving access to rear. Driveway. Electric vehicle charger.

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.

84 High Street, Barry, South Glamorgan, CF62 7DX

Tel: 01446 700222 Email: sales@knights.uk.com <https://knights.uk.com/>