

KNIGHTS

Residential & Commercial Sales and Letting Agents



Buttrills Road

Barry, Barry, CF62 8EG

£575,000

KNIGHTS are now offering the sale of this beautiful home on Buttrills Road, Barry. Immaculately presented throughout with a modern style and original features throughout. Boasting impressive sea views and four double bedrooms. Potential for detached Annex - Planning permission granted. Close to local amenities including shops, schools and public transport routes.

Property briefly comprising; Entrance, Porch, Hallway, Living room, Dining room, Kitchen, Utility Room, Shower room and cloakroom to the ground floor. Four double bedrooms and shower room to the first floor. Larger than average wrap around gardens with two large garages - one with planning permission to be converted into annex.

- Immaculate throughout
- Sea View
- Planning permission granted for detached Annex
- Four double bedrooms
- Hot Tub
- Modern Kitchen and Bathroom suites

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 wooden door with decorative stained glass panels leading into;

PORCH

Matching double glazed stained glass window to the side elevation. Tiling to floor. UPVC door with glass panel leading into;

HALLWAY

Double glazed stained glass window to the side elevation. Deep coving. Picture rail. Wood panelling to dado height. Staircase rising to first floor landing with carpeted runner. Radiator. Wooden parquet flooring. Doors off to all rooms.

LIVING ROOM

17'2" x 12'5"

UPVC double glazed box bay window to the front elevation and standard window to the side elevation. Deep coving to the ceiling. Picture rail. Feature tiled fireplace with gas fire in situ. Tall modern radiator. Continuation of the wooden parquet flooring.

DINING ROOM

17'8" x 13'10"

UPVC double glazed box bay window to the side elevation and standard window to the front. Feature wooden beams to ceiling. Wood paneling to dado height. Feature wooden fireplace with tiled coal fire in situ. Modern radiator. Continuation of the parquet flooring.

KITCHEN

18'10" x 12'3"

UPVC double glazed window to the rear elevation and patio doors to the side leading to the garden and highlighting the lovely sea views. Coving and spotlights to ceiling. Modern range of wall and base units with work surfaces over and matching kitchen island. Built in eye-level double oven/grill. Five ring gas hob with extractor fan above. Inset stainless steel sink and drainer with mixer tap over. Ample space for upright fridge/freezer. Modern tall radiator. Tiling to floor. Door into;

UTILITY ROOM

9'8" x 7'3"

UPVC double glazed window to the side elevation. Matching range of wall and base units with work surfaces over. Ceramic double sink with mixer tap over. Ample space and plumbing for white goods. Tiling to splash back areas. Radiator. Tiling to floor.

SHOWER/WET ROOM

6'3" x 5'10"

UPVC double obscure window to the side elevation. Tiling to all walls. Extractor fan. Three piece suite comprising; Vanity unit housing the Low level W/C and wash hand basin with mixer tap over, then wall mounted waterfall and handheld shower attachment over. Heated towel rail. Continuation of the tiling to floor.

CLOAKROOM

6'4" x 5'9"

UPVC double glazed obscure window to the side elevation. Continuation of the wooden parquet flooring.

FIRST FLOOR LANDING

Decorative double glazed stained glass window to the side elevation. Picture rail. Wood paneling to dado height with access into eaves storage. Access to loft space. Large built in storage cupboard. Smoke detector. Radiator. Fitted carpet. Feature arched doors off to all rooms.

BEDROOM ONE

15'6" x 14'1"

UPVC double glazed window to the rear elevation with stunning views to the sea and beyond. High ceilings with feature exposed beams. Picture rail. Tall modern radiator. Fitted carpet.

BEDROOM TWO

13'8" x 12'5"

UPVC double glazed windows to the front and side elevation. Feature exposed beams to the ceiling. Picture rail. Tall modern radiator. Fitted carpet.

BEDROOM THREE

12'4" x 10'4"

UPVC double glazed windows to the rear and side elevation with the same lovely views. Feature exposed beams to the ceiling. Picture rail. Modern radiator. Fitted carpet.

BEDROOM FOUR

12'5" x 8'1" to wardrobes

UPVC double glazed window to the rear elevation. Range of fitted wardrobes with mirrored doors. Picture rail. Radiator. Fitted carpet.

SHOWER ROOM

12'3" x 4'4"

UPVC double glazed obscure window to the side elevation. Three piece suite comprising; Vanity unit housing the low level W/C and wash hand basin with mixer tap over, then a walk-in double shower cubicle with waterfall and handheld shower attachment over. Tiling to all walls. Heated towel rail. Tiling to floor.

GARDENS

Enclosed wrap around gardens with views over Barry and to the sea. Mainly laid with lawn. Composite decking area with Pergola, sheltering the Hot Tub. Secure shelter/storage space with UPVC window and solid roof. Outside power points, lighting and water tap. Off road parking for multiple vehicles with electric car charging point.

GARAGE

17'5" x 13'3"

Access via electric up and over door to the front or UPVC door to the rear. Benefiting from power and lighting. Stairs rising to boarded loft space for additional storage.

SECOND GARAGE

Large garage with approved planning permission to convert into a separate accommodation e.g. Annex for family/Holiday home.

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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