



Clos Yr Wylan, Barry, The Vale Of Glamorgan. CF62 5DB

£630,000



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DanielMatthew
ESTATE AGENTS



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SEASIDE POSITION. Daniel Matthew are really pleased to offer to market this detached property. Briefly comprising of hallway, cloakroom, lounge and kitchen/ dining room to ground floor. Landing, three bedrooms, two en-suites and family bathroom to first floor. Upper landing two double bedrooms one with En-suite to second floor, Colonial shutters, garage, driveway and sun room. Enclosed front and rear gardens. Situated on Barry Island seaside resort with its golden sandy beaches. highly recommended to fully appreciate. Call 01446 502806.



Entrance

Enter through a composite door with glazed panels. Oak flooring. Staircase rising to first floor with fitted carpet and spindled balustrade. Built in storage cupboard. Two radiators. Doors into :-

Cloakroom/w.c

Wood effect laminate flooring, close coupled WC pedestal wash hand basin. Radiator. Obscure window to rear.

Lounge (20' 06" x 11' 06") or (6.25m x 3.51m)

Continuation of solid oak flooring. A dual aspect room with window with colonial shutters to front elevation, French door with glazed side panels opening to rear garden. Neutral decor, two radiators and a feature fireplace. Coved and flat plastered ceiling with two pendant light fittings.

Dining Room (12' 05" x 9' 06") or (3.78m x 2.90m)

Wood effect vinyl flooring. Radiator, window to front with colonial shutters. Neutral decor. Open planned into :-

Kitchen (13' 04" x 12' 08") or (4.06m x 3.86m)

A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Space for slot in range cooker with extractor over. Spaces and plumbing for washing machine and American style fridge/freezer. Tiling to splash backs. Window to rear. Composite stable style door giving access to rear garden.

Landing

Fitted carpet, spindled balustrade. neutral decor. Radiator. Staircase rising to second floor. Doors into :-

Bedroom One (12' 09" x 10' 06") or (3.89m x 3.20m)

Fitted carpet, A range of built in wardrobes. Radiator. Window to rear with shutters and views across the Bristol channel. Door into :-

En Suite

Wood effect vinyl flooring. close coupled WC pedestal wash hand basin and a single shower cubicle with shower running from mains. Fully tiled walls. Extractor fan. Obscure window to side.

Bedroom Two (11' 03" x 11' 09") or (3.43m x 3.58m)

Fitted carpet Radiator. Window to front with shutters. Door into :-

En Suite

Close coupled WC, pedestal wash hand basin and a double shower cubicle with shower running from mains. Aqua boarding to splash back. Partially tiled walls. Obscure window to rear.

Bedroom Three (9' 04" Min x 9' 07") or (2.84m Min x 2.92m)

Fitted carpet, radiator. Window to front with shutters. Built in wardrobe. Neutral decor.

Bathroom

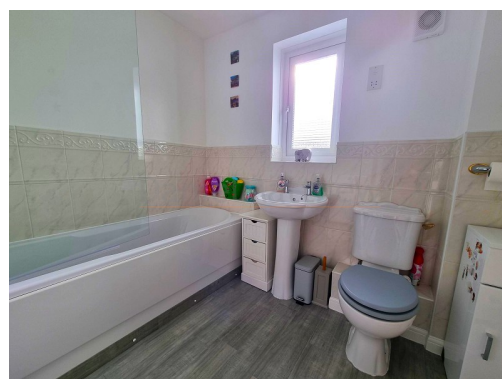
Wood effect vinyl flooring. A three piece suite in white comprising of close coupled WC pedestal wash hand and a panelled bath. Partially tiled walls. Obscured window to rear. Radiator.

Upper floor landing

Fitted carpet. Two built in cupboards one housing water tank. Doors into :-

Bedroom Four (10' 05" x 17' 07") or (3.18m x 5.36m)

Fitted carpet, radiator, window to front with views towards Sully Island. Velux window to rear. Door into :-



En Suite

Wood effect vinyl flooring. Close coupled WC pedestal wash hand basin and a quadrant shower cubicle with shower running from mains. Partially tiled walls.

Bedroom Five (9' 09" x 17' 07") or (2.97m x 5.36m)

Fitted carpet, window to front with views. Radiator.

Outside

The front garden is enclosed with ornate iron fencing with gate. Shingled to the ground with mature shrubs and palm tree. Pathway leading to entrance. Driveway leading to garage. The rear garden is southerly facing and enclosed. It is mainly laid to lawn had non slip tiled patio with glass and stainless steel balustrade. Raised flower beds with railway sleepers. Summer house with PVC french doors. Power and lighting. Composite cladding.

Garage

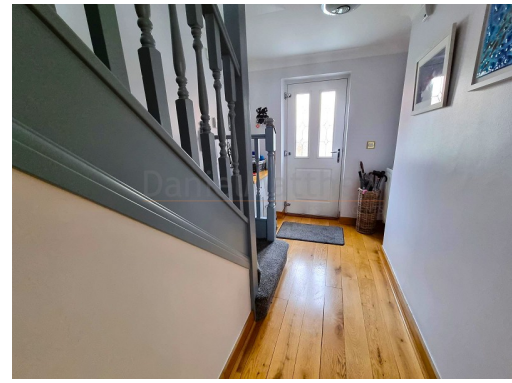
Driveway leading to a single sized garage with power lighting and up and over door.


Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.