



Flat 14, Glan Hafren Maes-Y-Coed, Barry

Barry

In Excess of £400,000



## Flat 14

Glan Hafren Maes-Y-Coed, Barry

This amazing duplex penthouse apartment is built across the two top floors. It benefits from stunning coastal views. re-decoration throughout. is situated right next to the Cold Knap Beach on the West side of Barry close to the lake and gardens. Close to some local amenities. A short distance to Barry train station offering easy access into Cardiff city centre. Barry Island seaside resort is also a short distance away with its lovely sandy beaches of Watchtower Bay and Barry Island's Whitmore Bay within walking distance. Viewing's are highly recommended to fully appreciate this amazing property.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- STUNNING COASTAL VIEWS
- FIVE BALCONIES
- 3 DOUBLE BEDROOMS
- PENTHOUSE/DUPLEX
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- RE-DECORATED THROUGHOUT
- LARGE COMMUNAL GARDEN
- GARAGE EN BLOC
- NO ONGOING CHAIN





### **Communal Hallway**

Enter through a panelled door with intercom entry system into the hallway. Staircase rising to upper floors. Glazed door accessing the communal gardens.

### **Hallway**

Newly fitted white oak effect luxury vinyl flooring (LVT). Window to front elevation with vertical blinds. Wall mounted entry phone, full fibre broadband connection. Radiator. Doors into :-

### **Cloakroom/WC**

3' 8" x 6' 0" (1.12m x 1.83m)

Continuation of white oak effect LVT flooring. Close coupled WC, wall mounted wash hand basin. Obscure window to front. Wall mounted combination boiler. Half tiled walls.

### **Dining Room/ Lounge**

16' 7" x 20' 4" (5.05m x 6.20m)

Continuation of white oak effect LVT flooring and recently re-decorated decor. Large picture window and door to south side balcony. Window to rear and large picture window and patio door accessing west side balcony, both with views towards Porthkerry park and Bristol Channel. Electrically operated storm shutter. Door opening into :-

### **Kitchen**

10' 4" x 10' 3" (3.15m x 3.12m)

Continuation of white oak effect LVT flooring. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in electric double oven and four ring hob with extractor fan over. Integrated under counter fridge, freezer and dishwasher. Space and plumbing for washing machine. Built in larder cupboard. Windows to both front and side elevations. Fully tiled walls.



## **Landing**

Fitted carpet, Window to front with vertical blinds. Door into :-

## **Inner Hallway**

Storage room with loft access. Fitted carpet. Doors into :-

## **Bedroom One**

10' 5" x 15' 4" (3.18m x 4.67m)

Fitted carpet. Large picture window and door to south side balcony with views towards Porthkerry park and Bristol Channel. Built in wardrobe with mirrored doors. Radiator.

## **Bedroom Two**

8' 8" x 21' 5" (2.64m x 6.53m)

Newly fitted carpet, radiator. A range of built in wardrobes with mirrored doors. Door into bedroom three. Sliding patio doors leading out to balcony. Electrically operated storm shutter.

## **Bedroom Three**

12' 4" x 7' 7" (3.76m x 2.31m)

Fitted carpet, radiator. Door into bedroom two. Sliding patio doors onto balcony with electrically operated storm shutter.

## **Bathroom**

7' 10" x 8' 5" (2.39m x 2.57m)

Large bathroom with fitted storage cupboards. Slate tile effect LVT flooring. A three piece white bathroom suite comprising of a concealed back WC, wash hand basin inset in a vanity unit and a corner Jacuzzi bath with shower over, running from the mains water supply. Shower rail and curtain. Obscure windows to front and side. Radiator. Partially tiled walls. Built in storage cupboard.

## **Communal Garden**

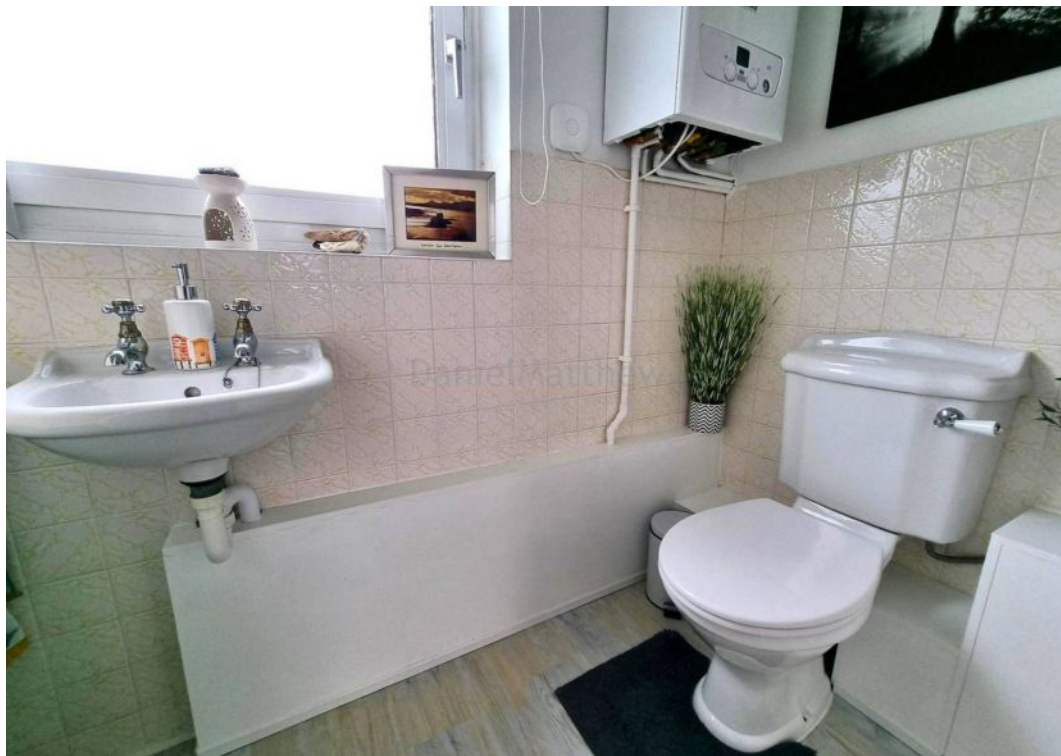
Mature grounds which is mainly laid to lawn with shrubs. Pathway with a gate leading to coastal path and Cold Knap Beach.

## **GARAGE**

Single Garage

The garage is larger than the average garages in the development with additional workshop area to the left. Up and over door.

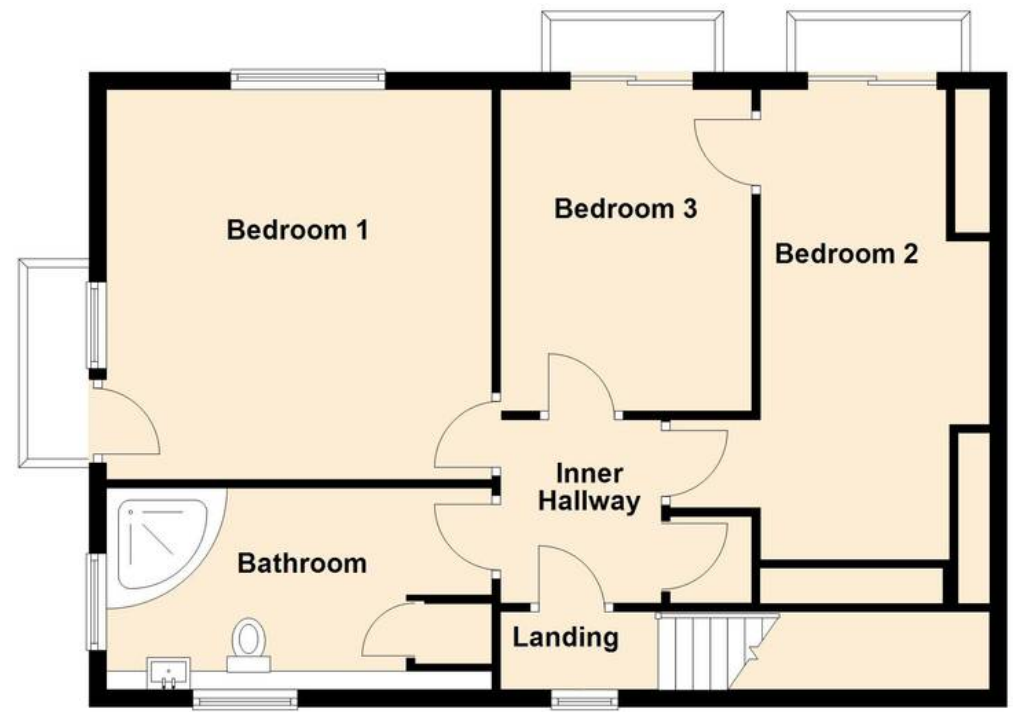




**Ground Floor**



**First Floor**





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