



£430,000 OIRO

12 Southesk Place, Barry

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01446 488288

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# Step Inside

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## Property Description

Located just moments from the shoreline, this beautifully finished three-bedroom semi-detached home offers an exceptional opportunity to enjoy both modern living and a relaxed coastal lifestyle. Thoughtfully styled throughout, the interiors are bright, welcoming, and ready to enjoy from day one.

## Main Particulars

Located just moments from the shoreline, this beautifully finished three-bedroom semi-detached home offers an exceptional opportunity to enjoy both modern living and a relaxed coastal lifestyle. Thoughtfully styled throughout, the interiors are bright, welcoming, and ready to enjoy from day one.

To the rear, a pristine landscaped garden provides a peaceful escape, complete with a high-quality garden room currently arranged as a bar and entertaining area, ideal for summer evenings or hosting guests year-round. Lovingly updated by the current owner, this home is presented in impeccable condition and ready to move straight into.

The ground floor welcomes you with a bright entrance hallway leading into a spacious, bay-fronted living room—perfect for relaxing or entertaining. A sleek downstairs WC adds convenience, while the open-plan kitchen and dining area sits at the heart of the home, complete with bi-fold doors that open seamlessly onto the rear garden, creating an effortless indoor-outdoor flow. A separate utility room completes the ground floor layout, offering practical space for laundry and storage.

Upstairs, you'll find three well-proportioned bedrooms along with a contemporary family bathroom, all finished to a high standard.

Ground floor

Entranceway

Entered through the composite front door, the entrance hall offers a bright and inviting welcome to the home. Character features include beautifully restored original floorboards, complemented by a radiator for warmth and a neatly positioned wall-mounted consumer unit. A carpeted staircase with wall-panelling and spindled balustrade rises to the first floor, adding a touch of traditional charm to this well-presented space. From here there are original 1930s doors leading to the living room, WC and kitchen/dining area.

#### Living Room (4.37m x 3.35m)

Positioned at the front of the property, this spacious bay-fronted living room enjoys a lovely outlook over the front paved forecourt. The charm of the home continues with beautifully stripped original floorboards that flow seamlessly from the hallway. A standout feature is the open fireplace with a log burner in situ.

#### Kitchen/Dining Room (5.23m x 3.84m)

The kitchen is finished with elegant ceramic tiled flooring and features a stylish range of base and wall-mounted units, topped with solid oak work surfaces and a practical breakfast bar. A classic Belfast-style sink is set beneath a side-aspect window, allowing natural light to brighten the workspace and enhancing the room's traditional charm. There is space for a range-style cooker, and integrated appliances include a fridge and freezer for convenience.

The open plan living area continues with the ceramic tiled flooring and offers ample room for additional seating. A characterful feature fireplace adds a cosy focal point, making this open-plan space ideal for family life and entertaining alike.

#### Orangery (2.67m x 3.12m)

This light-filled space continues the cohesive flooring and décor from the kitchen, creating a seamless flow throughout. A striking vaulted ceiling with two rear-facing Velux windows enhances the sense of space and floods the room with natural light. A tall, contemporary radiator adds a stylish and practical touch, while tri-folding doors open directly onto the rear garden allowing for perfect indoor-outdoor living. There's generous space for a dining table and chairs, making it ideal for family meals or entertaining. Discreet access to the utility room adds to the room's functionality.

#### WC

Finished with ceramic tiled flooring, the downstairs cloakroom features a modern close-coupled WC and a sleek wall-mounted wash hand basin. An obscure glazed window to the side allows for natural light while maintaining privacy.

#### Utility room

Continuing the flooring from the main living areas, the utility room is both practical and well-designed. It features ample storage with a combination of wall-mounted and base units, all topped with a durable wood-effect laminate work surface. There is designated space and plumbing for a washing machine and tumble dryer while Velux windows above flood the room with natural light, creating a bright and functional workspace.

#### First floor

Carpeted stairs rise to a bright and spacious first floor landing, enhanced by elegant wall panelling that adds character and continuity to the home's style. The landing

features beautifully stripped pine floorboards and a side-aspect window that brings in natural light. A flat plastered ceiling with access to a fully boarded loft space with ladder access, offers additional storage, while doors lead to the family bathroom and all three bedrooms.

#### Bedroom 1 Max into bay(3.15m x 4.42m)

Positioned at the front of the property, the principal bedroom is a generous and beautifully presented space. Finished in a neutral décor with fitted carpet underfoot, the room also features stylish wall panelling that adds a touch of elegance. A large bay window to the front elevation is fitted with classic white shutters, allowing for both privacy and natural light.

#### Bedroom 2 (3.89m x 2.84m)

Situated at the rear of the property, this well-proportioned double bedroom enjoys peaceful views over the garden through two rear-facing windows, both fitted with blinds for added privacy and light control. The room features beautifully stripped and varnished original floorboards, adding warmth and character, along with two built-in storage cupboards for convenience. Finished in a neutral décor and complete with a radiator, this space is both stylish and practical.

#### Bedroom 3 (2.82m x 2.01m)

This versatile third bedroom is ideal for use as a home office, nursery, or single bedroom. It features beautifully stripped floorboards and a neutral décor that enhances the sense of space and light. A built-in cupboard over the stairs offers useful storage, while a front-facing window with elegant white shutters adds charm and privacy. A radiator ensures comfort year-round.

#### Bathroom

Continuing the beautiful oak flooring, the stylish family bathroom is fitted with a contemporary four-piece suite. This includes a close-coupled WC, a modern countertop wash basin set on a sleek shelved vanity unit, a deep freestanding bath with standpipe-style mixer tap, and a separate shower cubicle with mains-fed shower and full tiling. An obscure glazed window to the rear provides natural light while maintaining privacy, complemented by a fitted blind. A wall-mounted chrome heated towel rail adds both warmth and a touch of luxury.

#### Outside

To the front, the property features an enclosed, low-maintenance paved forecourt with an ornamental iron gate providing side access to the rear garden.

The rear garden is a true highlight—private, fully enclosed with recently installed fencing, and designed for both relaxation and entertaining. It is mainly laid to high-quality artificial lawn, complemented by two stylish patio areas finished in Italian porcelain tiles. Railway sleeper-style steps add a touch of character and practicality to the landscaping.

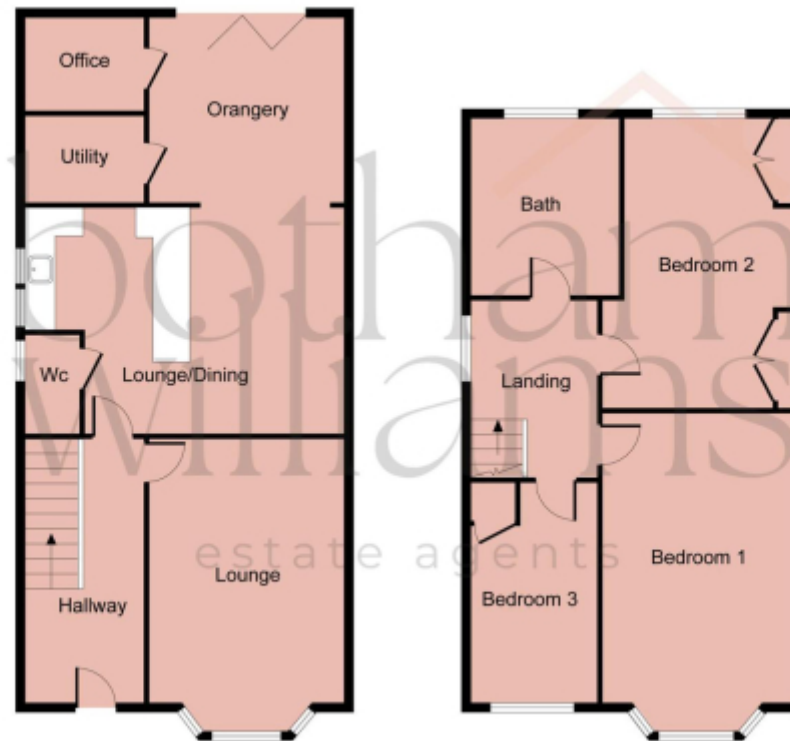
A recently added garden room, complete with oak flooring, electricity, and a fully wired Ethernet connection, is currently set up as a bar and entertaining space. However, it offers excellent versatility and could easily be used as a home office, gym, or studio.

Enhancing the outdoor living experience is a modern pergola with a retractable roof, fitted with blinds on three sides and integrated lighting—creating the perfect all-weather space for relaxing or socialising.

The property also has had a new roof installed in 2022.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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