



£330,000 OIEO

Clos Cymmer, Barry

Terraced House | 4 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- South facing rear garden
- Breath-taking waterfront views
- Located in an excellent school catchment area
- Master bedroom with en-suite
- Off-road parking for two cars
- EPC Rating B
- Popular location close to local amenities, attractions and commuter access to M4 and Cardiff

Property Description

Botham Williams are delighted to present this impressive modern waterfront townhouse, finished to a high standard and offering stylish living in one of Barry Waterfront's most sought-after locations. Completed in 2019 and still under the NHBC guarantee, this stunning home combines contemporary design with versatile family-friendly spaces, all just a stone's throw from the beach, The Goodsheds, and a wide range of local amenities including schools, doctors, and a dentist.

Main Particulars

The property features a thoughtfully designed layout set across three floors, making the most of its beautiful position and panoramic water views.

Ground Floor

Entrance Hall

A welcoming entrance via a double-glazed composite door, with vinyl cushion flooring, radiator, and access to the ground floor accommodation.

Kitchen/Diner – 5.8m x 3.9m

Fitted with a modern range of white gloss high and low-level units, integrated dishwasher, fridge-freezer, electric hob with fan-assisted oven, and a stainless steel 1.5 sink. French doors open onto a front terrace with stunning water views, perfect for morning coffee or al fresco dining. Additional features include vinyl cushion flooring, under-stairs storage, and a radiator.

Hallway – 4.1m x 1.3m

Provides access to the rear garden and two allocated parking spaces. Finished with wood-effect vinyl cushion flooring, a storage cupboard, stairs to the first floor, and radiator.

Downstairs WC – 1.6m x 0.85m

Comprising a low-level WC, corner wash hand basin, radiator, and extractor fan.

Bedroom Four – 2.72m x 1.86m

A versatile room ideal as a bedroom, home office, or playroom, with uPVC double-glazed window to the rear, wood-effect vinyl flooring, and radiator.

First Floor

Landing

Carpeted with radiator, providing access to the lounge, bedroom one, and stairs to the second floor.

Lounge – 3.90m x 3.05m

Bright and spacious with uPVC double-glazed windows and doors leading to a Juliet balcony, offering spectacular panoramic water views. Fitted carpet and radiator.

Bedroom One – 3.93m x 3.07m

A generous double bedroom with uPVC double-glazed windows to the rear, fitted carpet, radiator, and access to an en-suite.

En-Suite – 2.14m x 1.54m

Includes a low-level WC, pedestal wash hand basin, and a large shower cubicle with thermostatic shower. Finished with wood-effect vinyl flooring, radiator, and extractor fan.

Second Floor

Landing

Carpeted with radiator, giving access to bedrooms two, three, and the family bathroom.

Bedroom Two – 3.9m x 3.4m

A spacious double room with views over the rear garden, uPVC double-glazed windows, fitted carpet, radiator, and storage cupboard.

Bedroom Three – 3.91m (max) x 3.53m

Another generous double bedroom with uPVC double-glazed windows to the front, showcasing beautiful water views. Includes fitted carpet, wardrobe, and radiator.

Bathroom – 1.95m x 1.78m

Comprising a panelled bath with shower overhead, pedestal wash hand basin, and low-level WC. Finished with wood-effect vinyl cushion flooring, radiator, and extractor fan.

Exterior

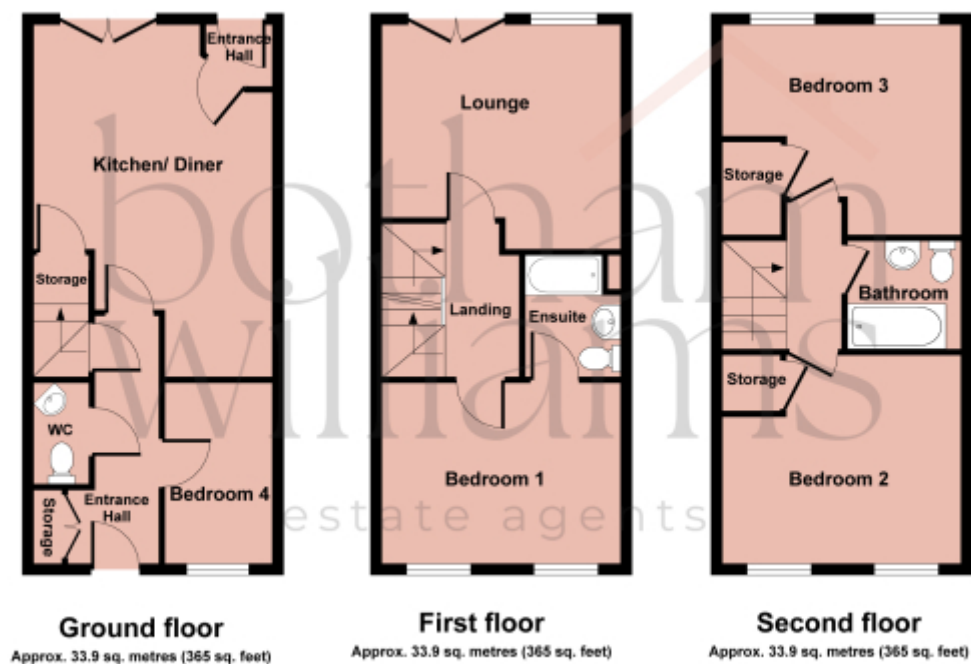
Front

A private terrace enjoying uninterrupted waterfront views, providing the perfect setting for relaxation or outdoor dining.

Rear

An enclosed south-facing garden that is a true sun trap, offering privacy and space to relax. A rear gate leads directly to the two allocated parking spaces.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

Telephone: 01446 488288

botham
williams
estate agents

www.bothamwilliams.co.uk