







## 21 Clos Y Fulfran

Barry, Barry

Rare opportunity to own a substantial 5 bed property located in an elevated position offering Channel and lighthouse views.

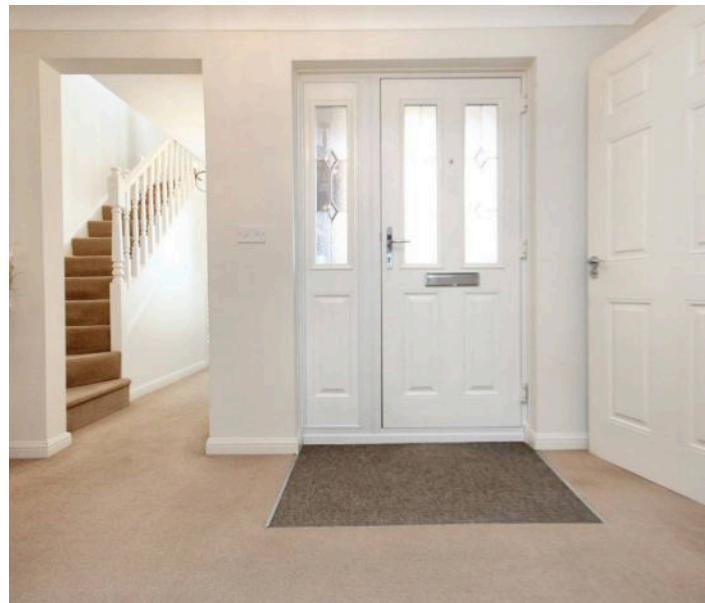
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- NO ONWARD CHAIN; SUBSTANTIAL FAMILY HOME
- MAGNIFICENT VIEWS OF THE CHANNEL, HARBOUR AND LIGHTHOUSE
- FIVE BEDROOMS AND THREE RECEPTION ROOMS
- THREE BATHROOMS (TWO EN SUITE)
- DOUBLE DRIVE AND DOUBLE GARAGE
- LARGE, LEVEL AND ENCLOSED REAR GARDEN
- EPC tbc





### Entrance Hall

Initially accessed via a covered storm porch. Composite front door with matching side panels gives access to the hall. The hall is L shaped and very spacious, giving access to WC, kitchen breakfast room, dining room, lounge and hexagonal shaped third reception room, which makes an ideal reading room / office. Radiator. Stairs to first floor. Under stair storage cupboard and front aspect window.

### Kitchen Breakfast Room

21' 5" x 14' 0" (6.53m x 4.27m)

An impressive kitchen with tiled floor and space for family table and chairs whilst offering stunning views from the front window across the harbour with breakwater and lighthouse. A wide range of fitted eye level and base units, including display units, with complementing work surfaces over. Stand alone matching island with wine rack and further cupboards. Integrated appliances include fridge freezer and dishwasher. Belling Range, 7 ring gas hob with double oven and plate warmer plus grill under. Large cooker hood plus further space for appliances as required. Smooth ceiling with inset spotlights. Two rear aspect windows and a door to the rear garden.



### Dining Room

14' 3" x 11' 6" (4.34m x 3.51m)

Carpeted reception room with rear aspect window and radiator. Glazed double doors lead to the living room.



### Living Room

21' 6" x 17' 9" (6.55m x 5.41m)

A fantastic sized, carpeted lounge with two sets of double opening doors to the rear garden, a front aspect window plus further double opening doors that lead to the front, enclosed patio. Radiators and fireplace.

### WC Cloaks

8' 3" x 4' 8" (2.51m x 1.42m)

White suite - WC and pedestal wash basin. Front aspect opaque window and radiator. Tiled effect flooring. Coat hook space.





### **WC Cloaks**

8' 3" x 4' 8" (2.51m x 1.42m)

White suite - WC and pedestal wash basin. Front aspect opaque window and radiator. Tiled effect flooring. Coat hook spaces.

### **Reading Room / Office**

14' 4" x 11' 2" (4.37m x 3.40m)

A beautiful and unusual shaped room which is carpeted and has three windows to the front (fitted shutter blinds) offering water and lighthouse views. Radiator.

### **Landing**

A large, L shaped and carpeted landing with window and two radiators. Doors give access to all bedrooms, bathrooms and airing cupboard.

### **Bedroom One**

19' 5" x 13' 6" (5.92m x 4.11m)

A fabulous carpeted bedroom with two front aspect windows - allowing views, two radiators and fitted wardrobes. This opens to the dressing room. Measurements include deep door recess.

### **Dressing Room**

7' 10" x 6' 5" (2.39m x 1.96m)

Carpeted and with a further set of fitted wardrobes plus cosmetics table fitted in the recess. Radiator. Rear aspect window and door to bathroom en suite.

### **Bedroom One En Suite**

10' 2" x 7' 8" (3.10m x 2.34m)

A good size four piece bathroom suite comprising large corner bath, shower cubicle with thermostatic shower inset, WC and wash basin set into vanity cupboards. Radiator. Tiled effect flooring and rear aspect window.

### **Bedroom Two**

15' 6" x 10' 7" (4.72m x 3.23m)

Another great size second bedroom, carpeted and with front aspect window offering harbour and lighthouse views. Radiator. Two sets of double opening wardrobes. Door to en suite.

### **Bedroom Two En Suite**

10' 6" x 4' 2" (3.20m x 1.27m)







and lighthouse views. Radiator. Two sets of double opening wardrobes. Door to en suite.

#### **Bedroom Two En Suite**

10' 6" x 4' 2" (3.20m x 1.27m)

Shower cubicle with thermostatic shower inset, low level WC and wash basin. Shaver point and radiator. Rear aspect window.

#### **Bedroom Three**

11' 10" x 6' 11" (3.61m x 2.11m)

Carpeted double bedroom with rear aspect window and radiator. Fitted wardrobes.

#### **Bedroom Four**

11' 10" x 7' 0" (3.61m x 2.13m)

Carpeted double bedroom with rear aspect window and radiator. Fitted wardrobes.

#### **Bedroom Five**

14' 4" x 11' 2" (4.37m x 3.40m)

Currently being used as a reading room, this unusually shaped room (mirroring the room directly below) is carpeted and with three front windows (fitted shutter blinds) offering beautiful views. Radiator.

#### **Family Bathroom**

10' 10" x 6' 1" (3.30m x 1.85m)

Four piece suite in white - bath with shower attachment off mixer, pedestal wash basin, WC and shower cubicle with thermostatic shower inset. Front aspect window and radiator.







## **GARDEN**

Front enclosed garden with established shrubs and plants, again offering views. Steps lead to side and drive.

## **GARDEN**

A South Westerly, enclosed rear garden, beautifully presented with lawn, established shrubs and patio. Pedestrian door to garage.

## **GARAGE**

Double Garage

Double Garage with up and over doors. Pedestrian door to rear garden.

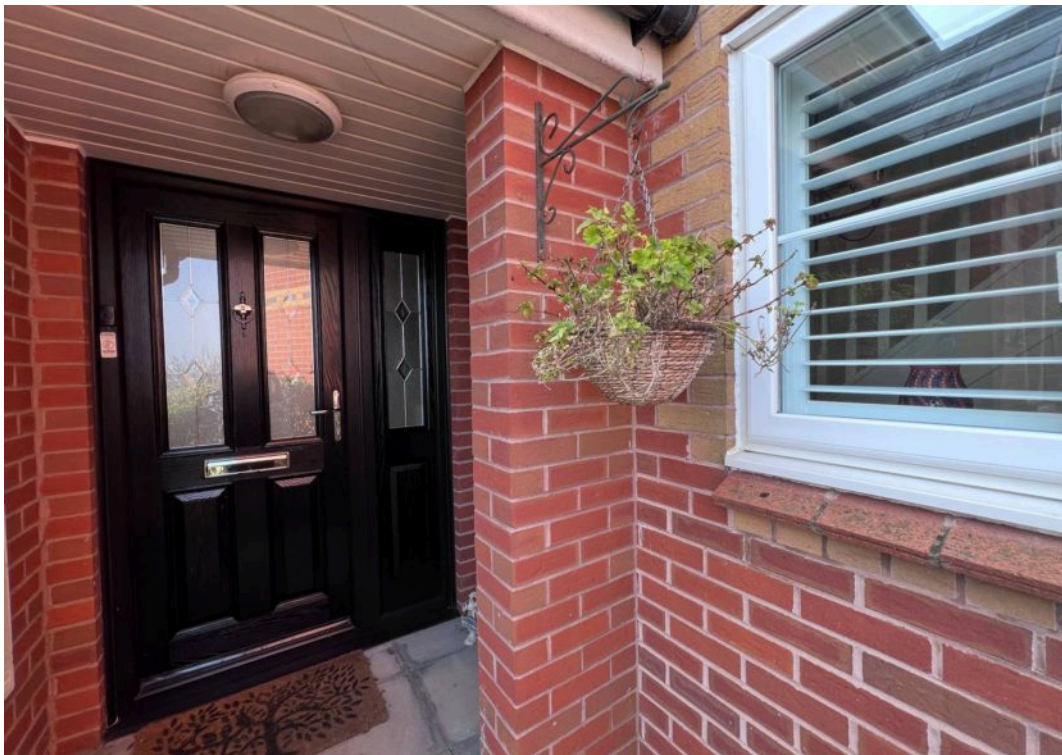
## **DRIVEWAY**

2 Parking Spaces

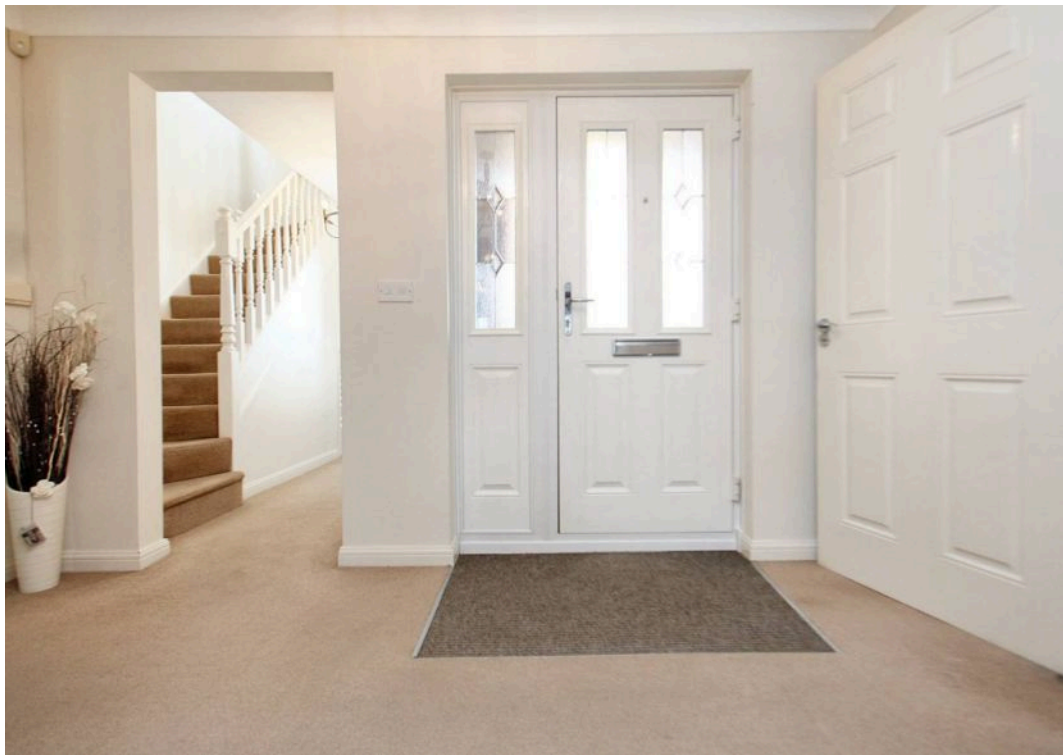
Off road parking for two vehicles – side by side. Gate gives access to the steps leading to the front door and also a gate to the rear garden.







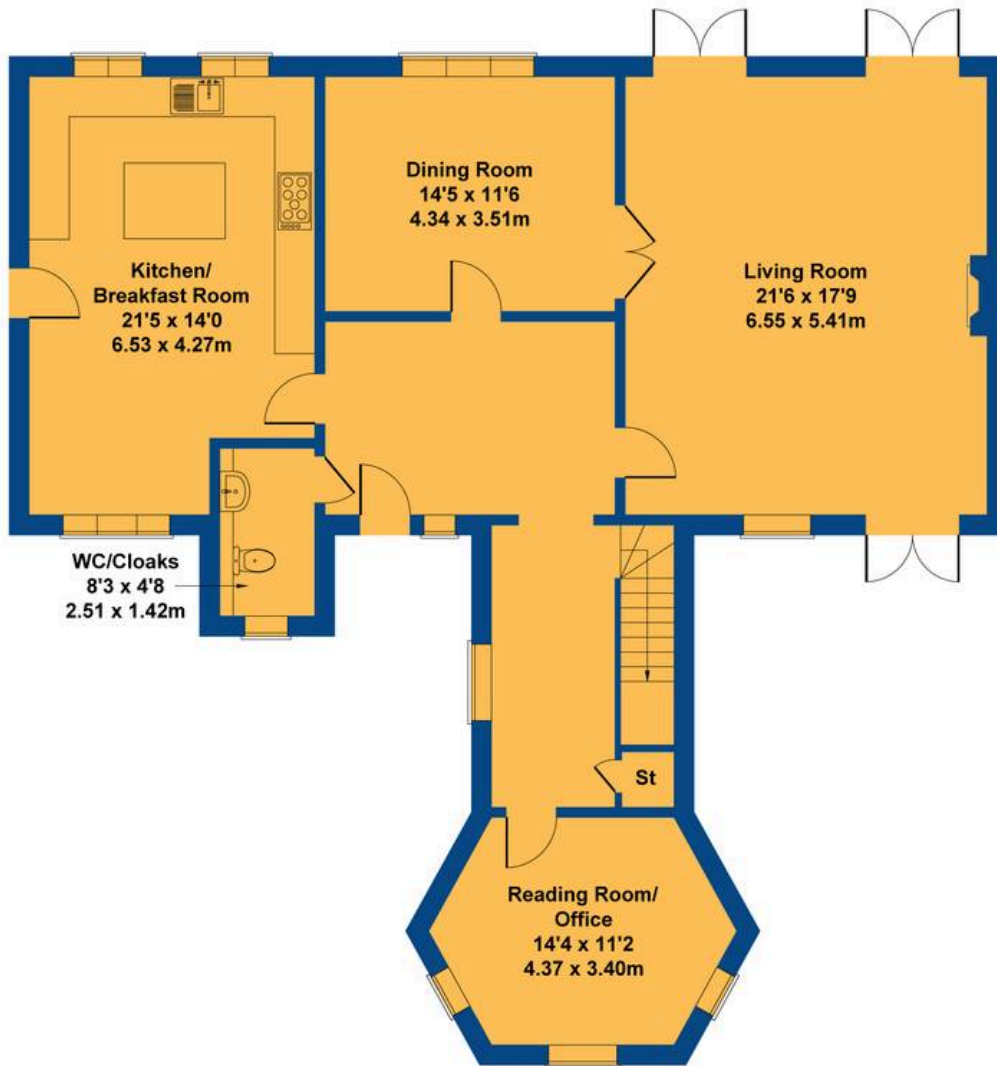




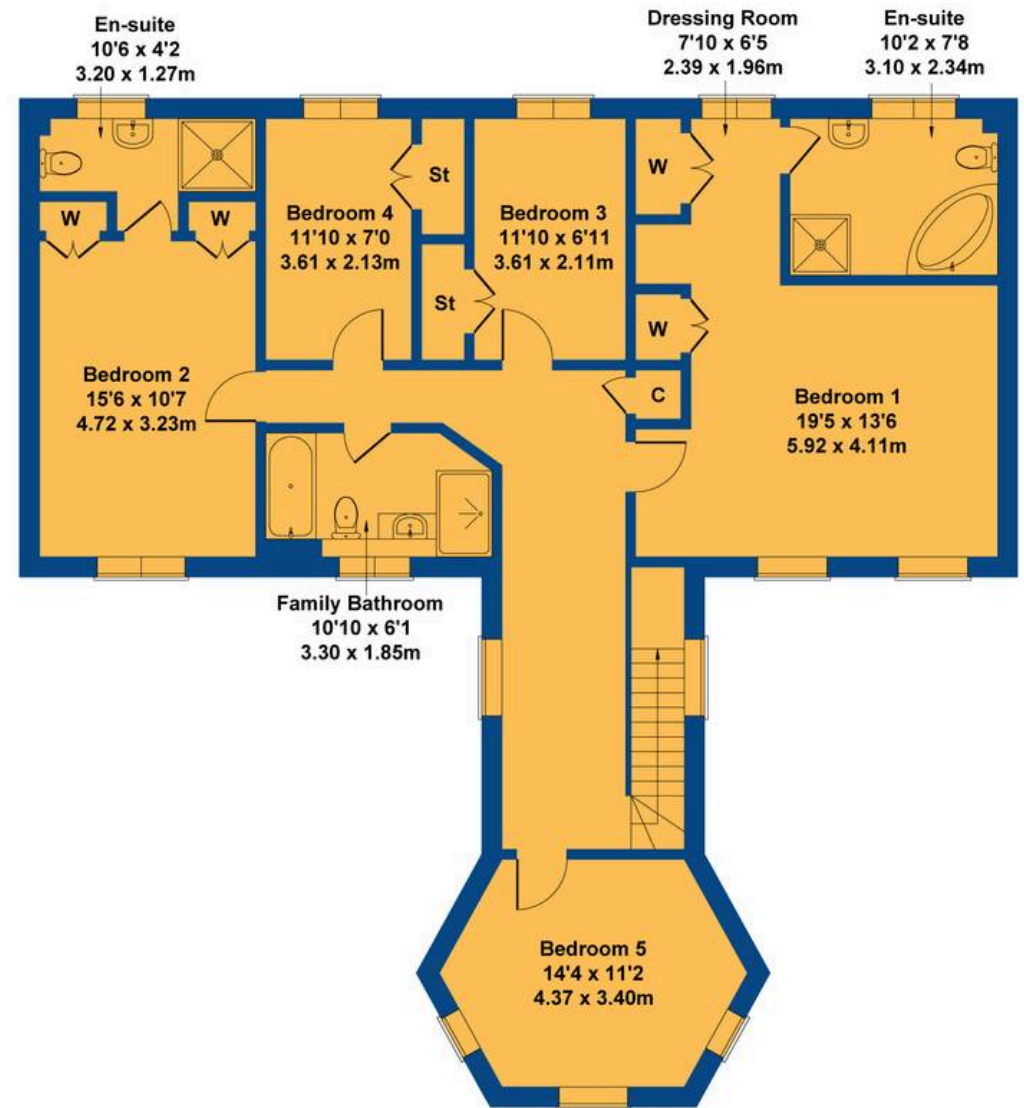


## 21 Clos Y Fulfran

Approximate Gross Internal Area  
2573 sq ft - 239 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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