

## 3 Llys Y Coed

Barry, Barry

Exquisite four bedroom detached home in the West End of Barry. Spacious layout with rear extension. Large lounge, open-plan kitchen/diner/reception, utility room, downstairs WC, upstairs bathroom plus en-suite to the master. Double driveway plus garage. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WEST END LOCATION
- FOUR BEDROOM DETACHED FAMILY HOME
- EXTENDED TO THE REAR
- LARGE BRIGHT AND AIRY LOUNGE
- LARGE OPEN PLAN KITCHEN/DINER/RECEPTION, PERFECT FOR ENTERTAINING
- DOWNSTAIRS WC, EN-SUITE TO MASTER PLUS A FAMILY BATHROOM
- HIVE HEATING SYSTEM AND CCTV
- GENEROUS REAR GARDEN
- DOUBLE DRIVEWAY PLUS GARAGE
- EPC C69







### Hallway

Entrance via a composite front door with opaque glazing into an entrance hallway. The hallway has wood effect flooring, smooth walls and a smooth coved ceiling. A radiator, a carpeted staircase leading to the first floor and doors leading off to the lounge and kitchen/diner.

### Lounge

14' 8" x 11' 2" (4.47m x 3.40m)

Double opening glazed doors lead into the carpeted lounge. The lounge has smooth walls and a smooth coved ceiling. A large front aspect bay window, a feature fireplace and two radiators.

### Kitchen/Diner

19' 8" x 10' 11" (5.99m x 3.33m)

Wood effect flooring, smooth walls and a smooth coved ceiling. The kitchen has a selection of matching white eye and base level units with complementing grey marble effect worktops. A stainless steel one and a half bowled sink inset with a stainless steel mixer tap ovetop. A breakfast bar with space for two stools. Integrated appliances include a dishwasher, single oven, induction hob, extractor hood and eye-level microwave. Space for a freestanding fridge/freezer. A rear aspect window and a door leading through to the utility room. The dining area has further base level cupboards matching the kitchen and ample space for a dining table and chairs. Open to the reception room.

### Reception Room

12' 7" x 9' 9" (3.84m x 2.97m)

A continuation of the flooring from the kitchen/diner, smooth walls and a smooth ceiling. Double opening French doors leading out onto the decking. Two small side aspect windows and one large rear aspect window. Sky light.







### Utility Room

6' 7" x 6' 7" (2.01m x 2.01m)

A continuation of the flooring from the kitchen/diner, smooth walls and a smooth coved ceiling. Further eye and base level units matching the kitchen, a stainless steel sink unit with a stainless steel mixer tap over top and space for a washing machine and tumble dryer. A door leading to the downstairs WC and a glazed door leading out into the garden. A small side aspect window.

### Downstairs WC

A continuation of the flooring from the kitchen/diner and utility room, smooth walls and a smooth ceiling. A two piece white suite comprising a WC with a push button flush and a vanity wash basin with a stainless steel mixer tap overtop. A side aspect opaque window and a radiator.

### Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. A side aspect window, a wooden balustrade, loft access and doors leading off to four bedrooms, a family bathroom and a storage cupboard.

### Bedroom One

13' 5" x 11' 2" (4.09m x 3.40m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window and a radiator. A door leading into an en-suite shower room.

### En-Suite Shower Room

7' 3" x 6' 3" (2.21m x 1.91m)

Carpeted with smooth walls and a smooth ceiling. A three piece white suite comprising a WC, vanity wash basin with a stainless steel mixer tap overtop and a shower cubicle with full height tiling within, a stainless steel thermostatic shower inset and a glass folding shower screen. A tiled splashback behind the sink and a front aspect opaque window.





#### **Bedroom Two**

13' 3" x 8' 10" (4.04m x 2.69m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

#### **Bedroom Three**

9' 9" x 7' 8" (2.97m x 2.34m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator. Currently being utilised as a home office.

#### **Bedroom Four**

9' 9" x 7' 9" (2.97m x 2.36m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

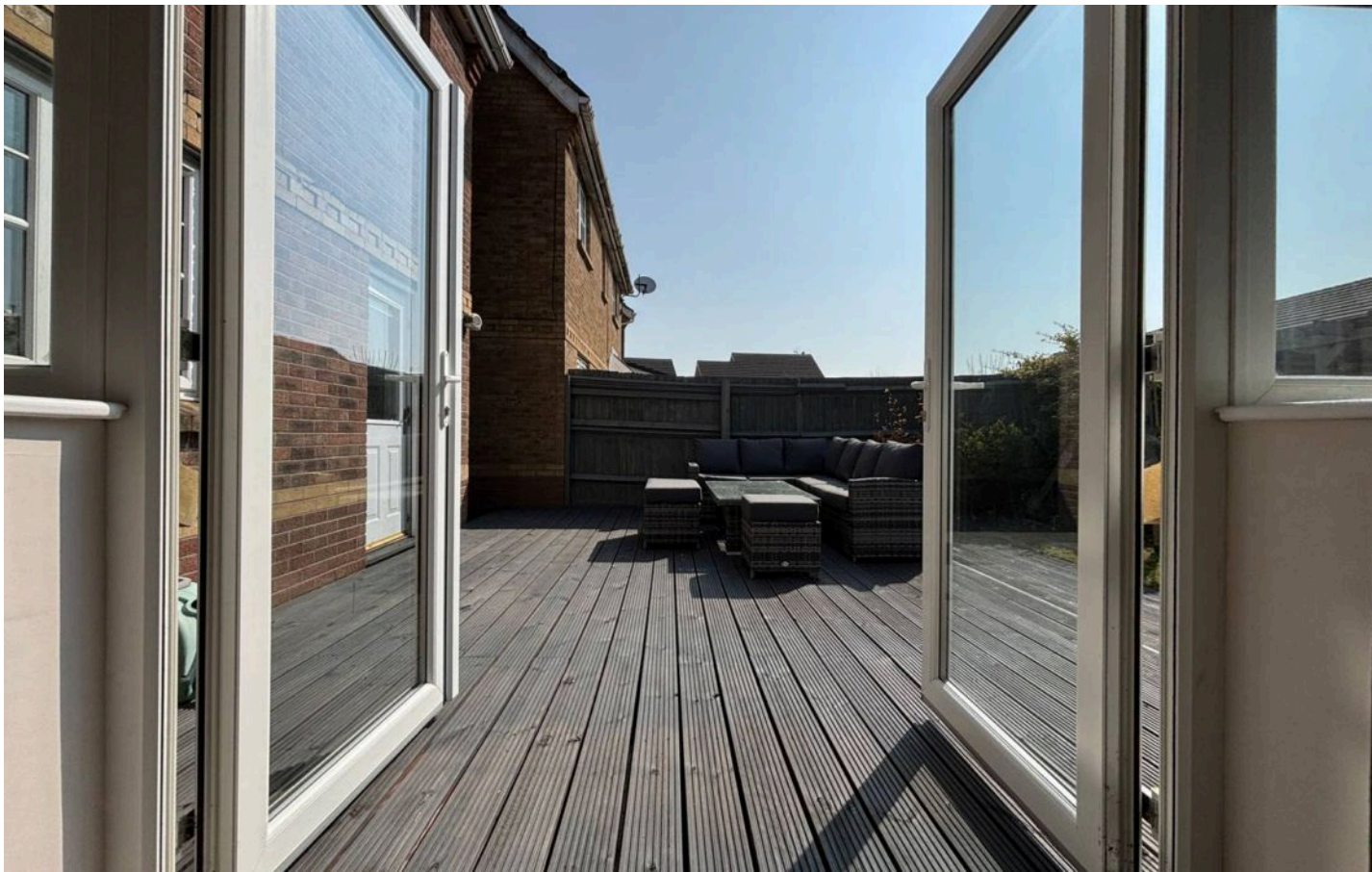
#### **Family Bathroom**

7' 3" x 5' 8" (2.21m x 1.73m)

Carpeted, half height wall tiling with the remainder being smooth and a smooth ceiling. A three piece white suite comprising a WC, a pedestal wash basin with stainless steel pillar taps and a bath. A front aspect window.







## **REAR GARDEN**

Step out of the door from the utility room or the double opening French doors from the reception onto a well appointed area of decking, perfect for alfresco dining or relaxing in the sun. The remainder of the garden is largely laid to lawn, with some well established shrubbery. There is a wooden pergola to the bottom left, currently set up with a hot tub. There is also side access and a handy storage shed. The garden is fully enclosed by well maintained wooden fencing and is southwest facing.

## **DRIVEWAY**

2 Parking Spaces

## **GARAGE**

Single Garage







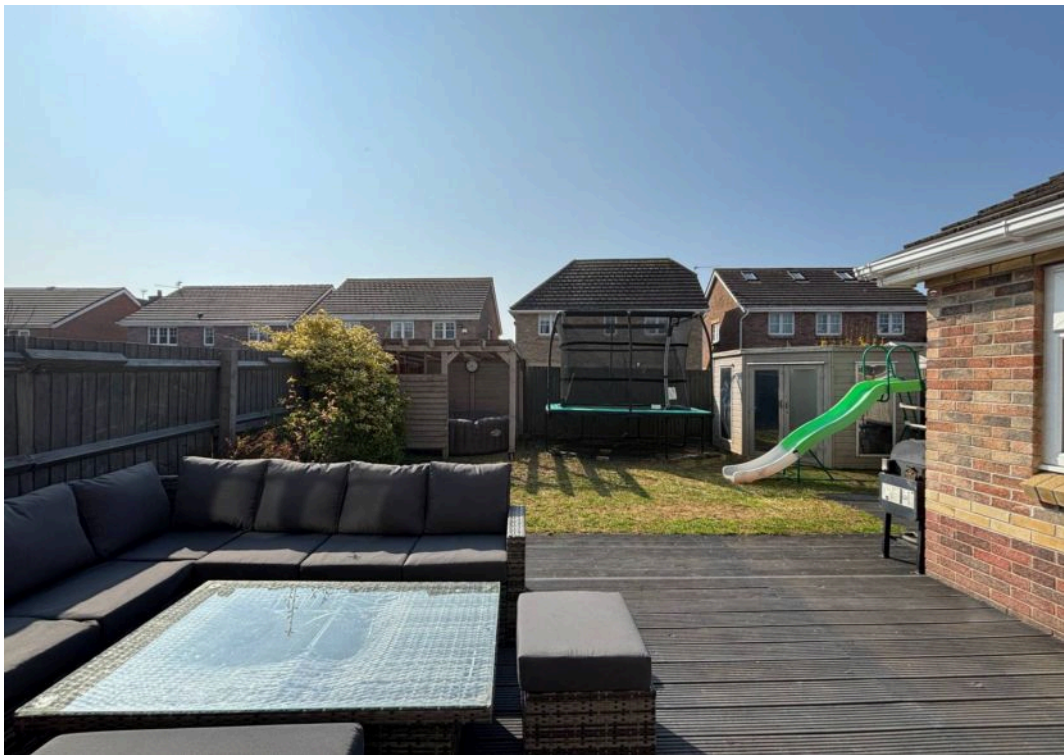













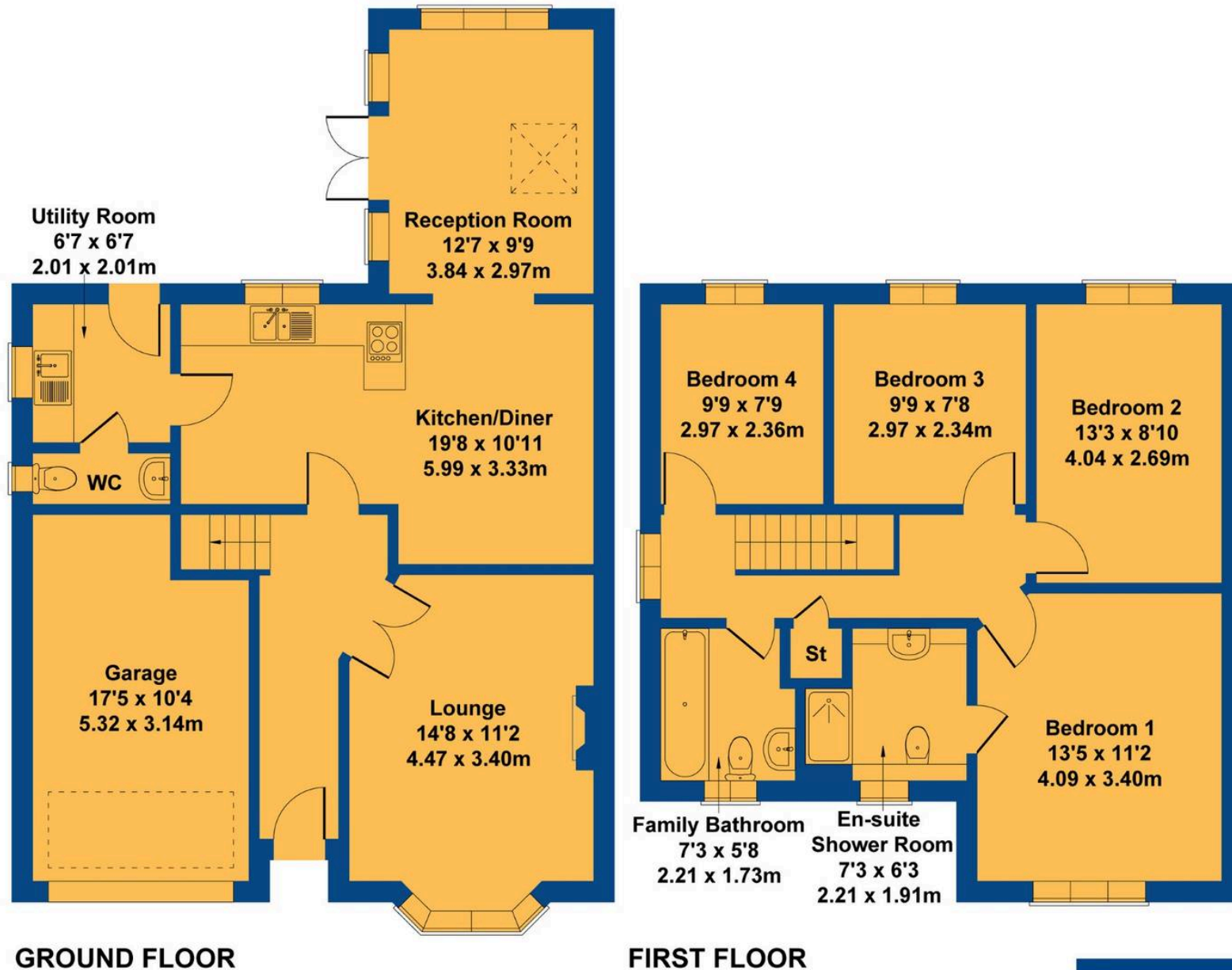
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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Approximate Gross Internal Area  
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2025  
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