





4 Maes-y-Coed

Barry, Barry

A rare-to-the-market four bedroom detached house located on the sought-after Knap. Sea views, elegant interiors, study, conservatory, two balconies. Enclosed front garden, spacious driveway, garage. Lush rear garden with patio, pond and pool with recent upgrades. Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- RARE TO THE MARKET
- NO ONWARD CHAIN
- SOUGHT AFTER KNAP LOCATION
- SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY
- BEAUTIFUL FAR REACHING SEA VIEWS TO THE FRONT
- GROUND FLOOR COMPRISES A LOUNGE, CONSERVATORY, DINING ROOM, STUDY, KITCHEN AND UTILITY ROOM
- TWO FIRST FLOOR BALCONIES, PERFECT FOR ENJOYING THE COASTAL VIEWS
- TWO FAMILY BATHROOMS TO THE FIRST FLOOR, PLUS AN EN-SUITE TO THE MASTER AND GF WC
- AMPLE PARKING, LARGE DRIVEWAY PLUS A GARAGE
- EPC C69





Porch

9' 5" x 5' 0" (2.87m x 1.52m)

Entrance into the property via double opening French doors into a porch. The porch has vinyl tile effect flooring, half height wall panelling with the remainder of the walls being smooth and a wood panelled ceiling. A window looking through into the lounge, double opening opaque French doors leading through into the hallway and a radiator.

Hallway

Parquet real wood flooring, smooth walls and a textured coved ceiling with spotlights. A radiator and a carpeted staircase leading to the first floor. Doors lead off to the lounge, kitchen, office and WC. Double doors give access to the dining room. A small door provides access to storage beneath the stairs.

Lounge

22' 7" x 13' 6" (6.88m x 4.11m)

A continuation of the real wood parquet flooring, smooth walls with dado rails and a smooth coved ceiling. Two radiators and a feature gas fireplace with a wooden mantel. A side aspect window and a large front aspect bay window offering far reaching sea views, this makes a lovely spot for a breakfast nook! Double opening French doors give access to the conservatory.

Conservatory

12' 4" x 11' 5" (3.75m x 3.48m)

Wood effect flooring and a radiator. Double opening French doors giving access to the garden and a window looking through into the study.





Dining Room

16' 3" x 12' 6" (4.96m x 3.81m)

A continuation of the real wood parquet flooring, wallpapered walls with dado rails and picture rails and a papered coved ceiling. Ample space for a dining table and chairs. Double opening French doors give access to a Juliet balcony offering beautiful far reaching sea views.

Kitchen

16' 3" x 12' 6" (4.96m x 3.81m)

Tiled flooring, full height wall tiling and a papered coved ceiling. A spacious kitchen with a good range of wooden eye and base level units. A complementing worktop with a one and a half bowled sink inset with a stainless steel mixer tap overtop. Integrated appliances include a five ring stainless steel gas hob, a large stainless steel extractor hood, an eye level double oven, a microwave and a dishwasher. Ample space for a freestanding fridge/freezer. A built in seating area. A radiator, a rear aspect window and an opaque aluminium door leading into the utility room.

Utility Room

11' 3" x 9' 5" (3.43m x 2.87m)

Wood effect flooring, smooth walls and a textured coved ceiling. A good range of matching eye and base level units. A black worktop with a stainless steel sink inset. Space and plumbing for a washing machine and tumble dryer. Space and plumbing for a dishwasher if desired. A rear aspect window and an opaque side aspect window. A wooden glazed door giving access to the garage and a uPVC glazed door giving access to the garden.





WC

4' 2" x 3' 2" (1.27m x 0.96m)

Wood effect flooring, half height wall tiling with the remainder of the walls being wallpapered and a papered ceiling. A close coupled WC and a wall mounted wash basin with stainless steel pillar taps overtop. An extractor fan.

Study

7' 5" x 5' 8" (2.27m x 1.72m)

Wood effect flooring, smooth walls and a wood panelled ceiling. A radiator, a window looking through into the conservatory and a uPVC glazed door giving access to the garden. A built-in desk and shelving.

Landing

A carpeted staircase leads to an L-shaped carpeted landing with smooth walls and a textured coved ceiling with spotlights. Two radiators, loft access and a front aspect window with far reaching sea views. Doors leading off to four bedrooms, two bathrooms and an airing cupboard.

Bedroom One

17' 7" x 12' 9" (5.37m x 3.88m)

Carpeted with wallpapered walls and a textured coved ceiling. Ample built in wardrobes and a radiator. A rear aspect window, a side aspect window and a glazed sliding door giving access to a balcony to the front of the property offering beautiful far reaching sea views. A small en-suite shower room is hidden behind two wardrobe doors!

En-suite

7' 1" x 2' 6" (2.15m x 0.75m)

Wood effect flooring, wallpapered walls and a textured coved ceiling. A vanity wash basin with gold pillar taps overtop and a walk-in shower cubicle with a glass shower screen and an electric shower inset. Full height tiling within the shower cubicle and a tiled splashback behind the sink. A shaver socket.





Bedroom Two

13' 5" x 12' 8" (4.10m x 3.85m)

Carpeted with wallpapered walls and a textured coved ceiling. Ample built-in wardrobes, a radiator and a front aspect window with far reaching sea views.

Bedroom Three

12' 10" x 9' 9" (3.92m x 2.97m)

Carpeted with wallpapered walls and a textured coved ceiling. A built-in wardrobe, a radiator and a door giving access to family bathroom one. A glazed sliding door gives access to a balcony to the front of the property offering beautiful far reaching sea views.

Bedroom Four

12' 4" x 8' 0" (3.77m x 2.44m)

Carpeted with smooth walls and a textured coved ceiling. A built-in vanity, shelving and wardrobes. A rear aspect window and a radiator.

Family Bathroom One

11' 2" x 9' 7" (3.41m x 2.93m)

Carpeted with full height tiling and a textured ceiling. A WC with a push button flush, a maroon wash basin with a mixer tap overtop mounted onto a vanity unit and a walk-in shower cubicle with a thermostatic shower inset and a glass shower screen. A towel radiator and a rear aspect opaque window.

Family Bathroom Two

8' 3" x 5' 10" (2.52m x 1.78m)

Wood effect flooring, half height wall tiling (full within the bath/shower) and a textured ceiling with spotlights. A five piece white suite comprising a close coupled WC, a bidet, a bath with a gold mixer tap/rinser overtop, a walk-in shower cubicle with a thermostatic shower inset and a glass folding shower screen and a wash basin with a gold mixer tap overtop mounted onto a vanity unit. An opaque rear aspect window and a radiator.





FRONT GARDEN

The front garden is enclosed by decorative brick walls. There is a large gravel driveway providing ample parking for 4 or more vehicles. There is a fenced off lawn area adding a touch of greenery, bordered by well-established shrubbery.

GARDEN

A generous fully enclosed rear garden featuring a patio area perfect for al-fresco dining, a large area of lawn and lots of established trees and shrubbery. There is a handy storage shed, a pond, a greenhouse and a summerhouse. The garden is also complete with a well maintained pool. The pool has had a new lining in the last two years, a new pump this year and has been cleaned and covered for the winter.

GARAGE

Single Garage

Measures 5.56m x 3.02m. A single garage allowing parking for one small vehicle. The garage is accessible via an up and over door from the driveway and also via an inside door from the utility room. The modern combi-boiler is housed here, along with the gas and electricity meters.

DRIVEWAY

4 Parking Spaces

A large gravel driveway providing ample parking for multiple vehicles.









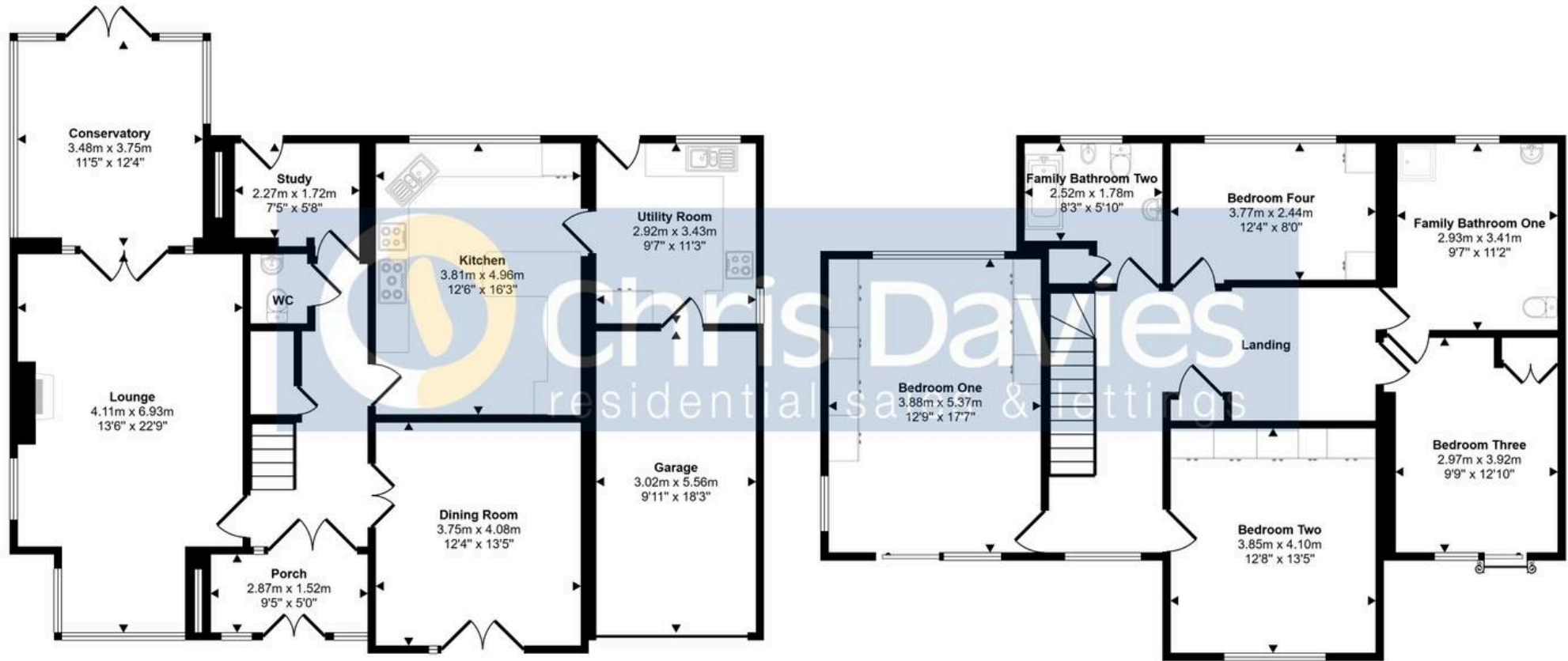








Approx Gross Internal Area
229 sq m / 2469 sq ft



Ground Floor
Approx 130 sq m / 1394 sq ft

First Floor
Approx 100 sq m / 1074 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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