





19 Cwlwm Cariad

Barry, Barry

Charming 4-bed detached home with SW-facing garden, 2 reception rooms for family time, enclosed garden with patio & hot tub. Parking for 2 cars, shed, and privacy. A tranquil oasis awaits in this ideal family retreat.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- AWAITING PROBATE
- DETACHED FAMILY HOME
- 4 BEDROOMS, 1 EN-SUITE & FAMILY BATHROOM
- TWO RECEPTION ROOMS
- FULLY ENCLOSED SOUTHWEST FACING REAR GARDEN
- PRIVATE QUIET LOCATION
- NO ONWARD CHAIN
- EPC C74





Entrance Porch

Access via a uPVC door, this handy porch allows storage for coats and shoes. With a tiled flooring and uPVC window to the side. Light, meter box.

Hallway

Access via a modern door with patterned glazed panels. Stylish modern tiled flooring with carpeted footway area. A mixture of column panelled doors and modern glass panel doors lead to both reception rooms, kitchen, cloakroom/ WC & a handy storage cupboard for coats and Hoover etc. Radiator, high level fuse box, alarm control panel, nest control panel. Smooth coved ceilings. Carpeted stairs lead to the first floor.

Cloakroom/ WC

5' 4" x 2' 9" (1.63m x 0.84m)

With a continuation of the stylish modern tiled flooring, access via a column panelled door. Comprising of a white WC and corner sink unit with ceramic tile splashback. Radiator, obscure front glazed window and smooth coved ceilings.

Living Room

14' 5" x 10' 11" (4.39m x 3.33m)

Access via a modern glass panel door, this carpeted room has a window and French doors to the rear. Two radiator, smooth coved ceiling.

Kitchen/ Dining Room

23' 8" x 7' 6" (7.21m x 2.29m)

Access via a modern glass panelled door this kitchen/ diner had a tiled wooden effect floor covering. Stylish light fixture in the dining area with smooth partially coved ceilings, front window and radiator. A further full length wall mounted radiator is positioned within the kitchen area. The kitchen comprises of matching eye and base level units with contrasting wooden worktops, one and a half bowl sink unit inset with





mixer tap over. Patterned ceramic tile splashbacks. Integrated electric oven and grill. Washing machine, freestanding fridge freezer and dishwasher (all to remain). Four-ring gas hob with extractor hood over. Smooth ceilings with 6 spotlights inset. Rear window and newly fitted uPVC side door allows access to the rear garden. There is also a utensil rack with freestanding butchers block below.

Second Reception Room

16' 5" x 8' 0" (5.00m x 2.44m)

A versatile carpeted second reception room that can be utilised as a second sitting room, playroom, home office or gym. Access via column panelled door with cat flap inset. Front window, radiator, smooth coved ceiling.

Landing

Carpeted stairs leading to the matching carpeted landing. Radiator, smooth ceiling, loft hatch access to a fully boarded attic (please note the boiler is located in the attic space). Matching column panelled doors give access to all bedrooms, family bathroom and airing cupboard, which has a shelf and could be racked out for bedding and linen. The airing cupboard also houses the alarm unit.

Bedroom One

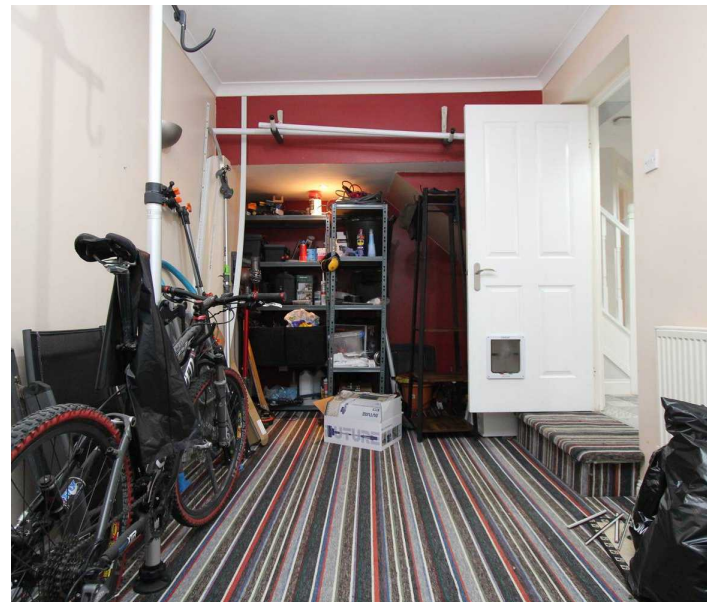
12' 3" x 8' 11" (3.73m x 2.72m)

Dimensions exclude entrance recess. A spacious carpeted room with triple fitted wardrobes, of which one door is mirrored. Central ceiling fan light, front window, radiator and smooth ceiling.

En-suite

8' 11" x 4' 6" (2.72m x 1.37m)

Access via column panel door this modern ensuite comprises of modern ceramic tiled flooring and contrasting tiled splashbacks. A fully tiled contemporary single thermostatic shower inset with fixed rainfall shower head and an adjustable rinse unit. WC with concealed cistern with and an adjacent porcelain sink unit with mixer tap over and vanity unit under. Wall mounted mirrored medicine cupboard. Brass heated towel rail, extractor and obscure glass side window.





porcelain sink unit with mixer tap over and vanity unit under. Wall mounted mirrored medicine cupboard. Brass heated towel rail, extractor and obscure glass side window.

Bedroom Two

12' 6" x 8' 4" (3.81m x 2.54m)

Access via a column panelled door with cat flap inset, this generous sized carpeted double bedroom has a window to the front, radiator and smooth ceilings.

Bedroom Three

9' 8" x 8' 7" (2.95m x 2.62m)

Another carpeted double bedroom with a rear window, integral mirrored double wardrobe. Radiator and smooth ceiling.

Family Bathroom

6' 9" x 6' 2" (2.06m x 1.88m)

Three-piece white suite comprising of pedestal sink, WC and bath with thermostatic shower over. Ceramic tile splashbacks. Vinyl wood effect flooring. Smooth ceiling, extractor, two spotlights and obscure glass rear window. Wall mounted mirrored cosmetics cupboard and heated towel radiator.

Bedroom Four

8' 1" x 7' 9" (2.46m x 2.36m)

A good sized carpeted single bedroom or generous office space with radiator, smooth ceiling and rear window.





REAR GARDEN

36' 5" x 30' 4" (11.1m x 9.25m)

A fully enclosed garden by mostly feather-edge timber fencing. Mostly laid to lawn with patio and timber decking areas. Outside tap. Hot tub (to remain). Wooden feather-edge gate allows access to the front of the property. Large police approved motorbike metal shed (to remain).

FRONT GARDEN

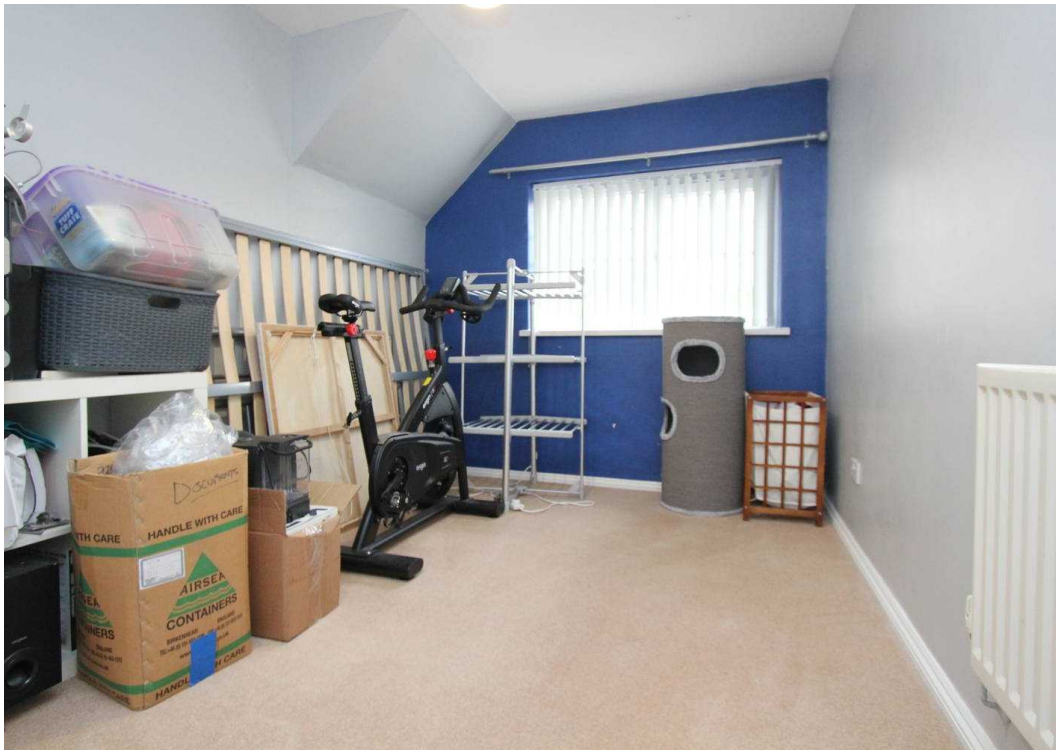
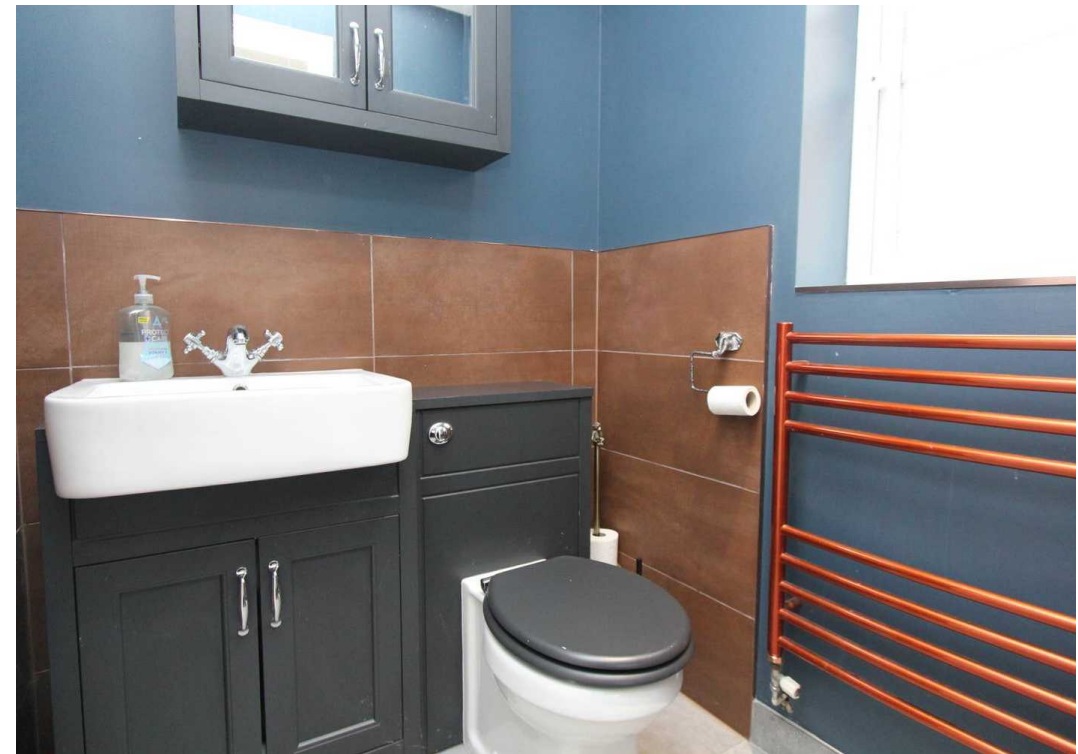
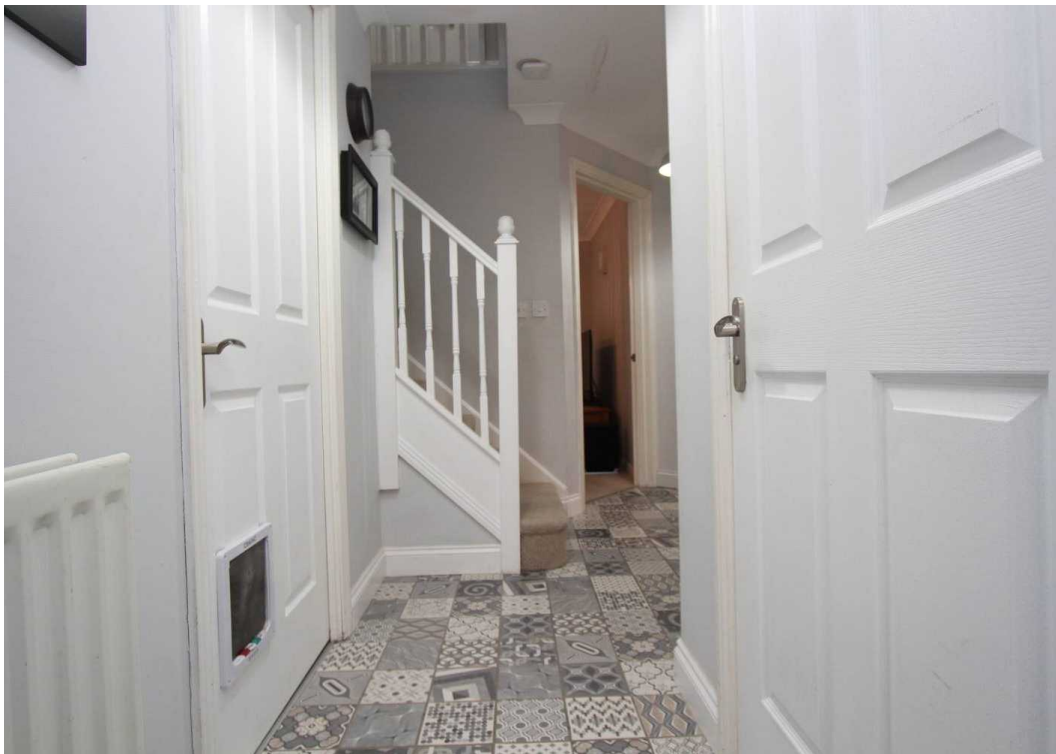
Shared access driveway laid to tarmac which allows parking for 2 vehicles. Lawned area (which could be utilised for further parking) with slabbed step to front entrance and slabbed path leads to the side/ rear access. Small gravel and shrub edging.

DRIVEWAY

2 Parking Spaces

Shared access driveway laid to tarmac which allows parking for 2 vehicles. Lawned area (which could be utilised for further parking)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area
1528 sq ft - 142 sq m



Not to Scale. Produced by The Plan Portal 2024
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