



15 Clos Yr Wylan  
Barry, Vale Of Glamorgan, CF62 5DB

Watts  
& Morgan



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**£650,000 Freehold**

5 Bedrooms | 4 Bathrooms | 3 Reception Rooms

Watts & Morgan are excited to market this immaculately presented, three storey, five bedroom detached family home enjoying elevated partial sea views over Whitmore Bay. The property is conveniently located to Cardiff City Centre and the M4 Motorway. The spacious and versatile accommodation over three floors briefly comprises: entrance hall, living room, open plan kitchen/dining room, garden room, versatile bar area and an integral converted garage providing ample storage space. First floor landing, two spacious double bedrooms with built-in wardrobes and en-suites, further double bedroom and a family bathroom. Second floor landing, two further spacious double bedrooms one with en-suite. Externally the property enjoys a driveway providing off-road parking and a low maintenance private and enclosed south west facing rear garden. EPC Rating: 'TBC'.

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## Directions

Cardiff City Centre – 9.6 miles

M4 Motorway – 10.6 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door into a welcoming hallway enjoying laminate wood flooring and a carpeted staircase with a feature glass balustrade leading to the first floor.

The living room benefits from continuation of laminate wood flooring, a bespoke fitted media wall with built-in three sided glass fireplace, two feature ceiling light points, a uPVC double glazed window to the front elevation and a set of uPVC double glazed French doors with glazed side panels providing access to the garden room.

The open plan kitchen/dining room benefits from tiled flooring with underfloor heating, recessed ceiling spotlights, recessed under-stair storage cupboard and a uPVC double glazed window to the front elevation. The 'Sigma' kitchen has been fitted with a range of wall, base and tower units with quartz work surfaces. Integral appliances to remain include: double 'Neff' electric combination ovens, a 5-ring 'Neff' induction hob, a 'Neff' built-in microwave, a 'Caple' washing machine, a 'Caple' tumble dryer and a 'Neff' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from matching quartz upstands, feature island unit with breakfast bar fitted with a quartz work surface and a uPVC double glazed window to the rear elevation.

The garden room is a versatile space enjoying patio tiled flooring, a large feature roof lantern and uPVC double glazed bi-folding doors provide access to the rear garden.

A set of uPVC double glazed French doors with glazed side panels lead from the garden room into the bar/study benefiting from laminate wood flooring and full electrical services.

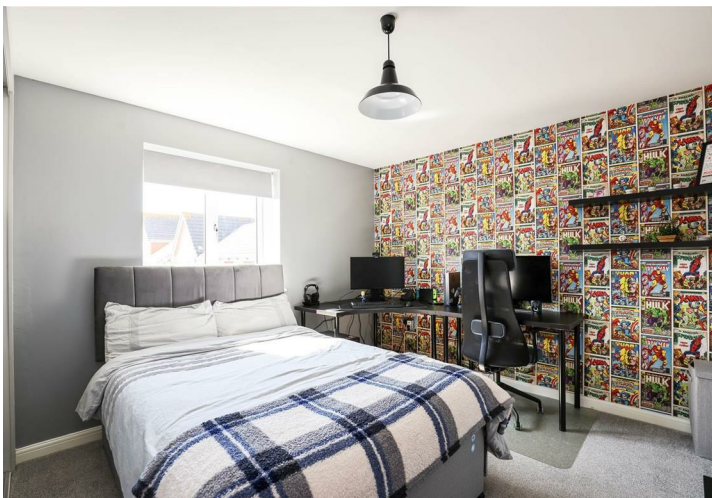
The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising: a pedestal wash-hand basin and a WC. The cloakroom further benefits from feature tiled flooring/walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the rear elevation.

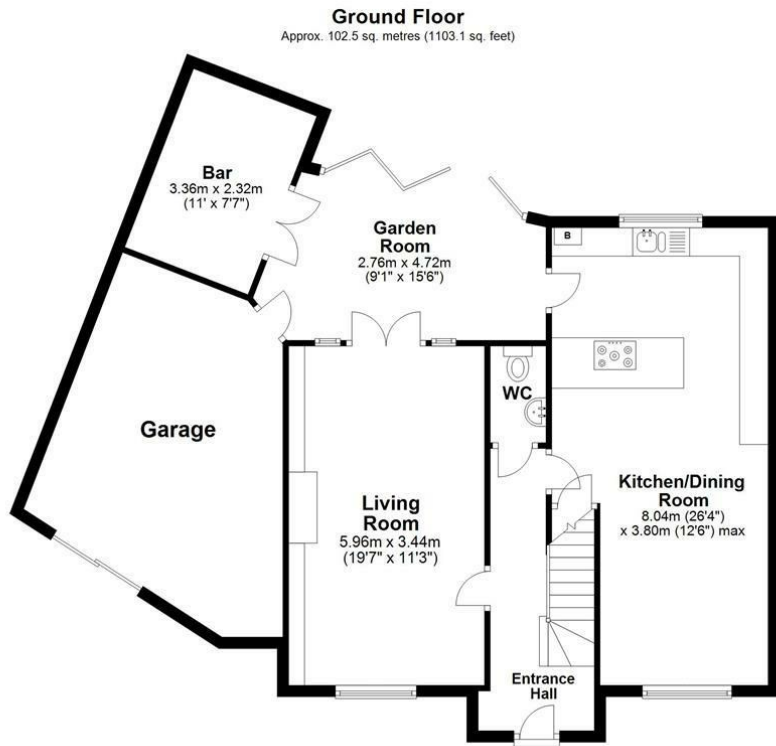
### First Floor

The first floor landing benefits from carpeted flooring and a carpeted staircase with a feature glass balustrade leading to the second floor.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted 'Sharps' wardrobes with sliding doors and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising: a shower cubicle with a thermostatic rainfall shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the side elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of bespoke fitted 'Sharps' wardrobes and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising: a panelled jacuzzi bath with a thermostatic rainfall shower over with a hand-held shower attachment, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls and an obscured uPVC double glazed window to the rear elevation.

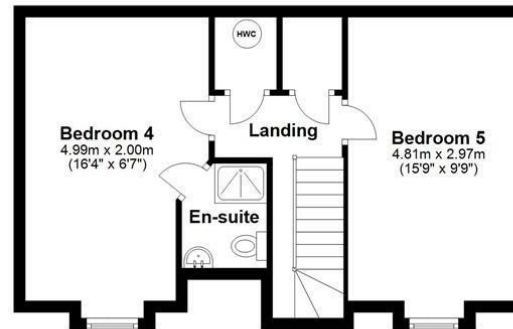




**First Floor**  
Approx. 58.9 sq. metres (633.7 sq. feet)



**Second Floor**  
Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 204.3 sq. metres (2199.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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 &amp; Wales</b>		EU Directive 2002/91/EC	

Bedroom three is another spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation. The family bathroom has been fitted with a 3-piece white suite comprising: a freestanding oval bath with a hand-held shower attachment, a feature wash-hand basin set within a vanity unit and a WC. The family bathroom further benefits from tiled flooring, partially tiled walls and a uPVC double glazed window to the rear elevation.

### Second Floor

The second floor landing benefits from carpeted flooring and two recessed storage cabinets, one of which houses the 'Boiler Mate' hot water cylinder.

Bedroom four is a further spacious double bedroom benefiting from carpeted flooring, recessed wardrobes and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising: a corner shower cubicle with a thermostatic rainfall shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls and a wall mounted chrome towel radiator.

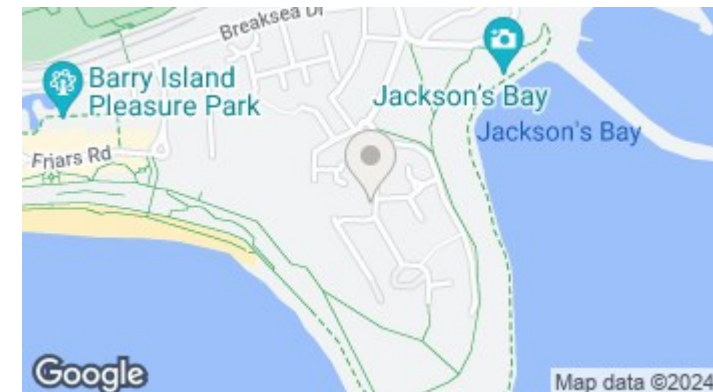
Bedroom five is another generously sized double bedroom which enjoys carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window to the front elevation providing elevated partial sea views.

### Garden & Grounds

15 Clos Yr Wylan is approached off the road onto a private tarmac driveway providing off-road parking beyond which is a converted garage. The front garden is predominantly laid with slate chippings. The beautifully landscaped south west facing rear garden is predominantly laid with artificial lawn with a variety of borders and trees.

### Additional Information

All mains services connected. Freehold.  
Council tax band 'G'.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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