



7 Clos Cymmer
Barry, CF62 5DL

Watts
& Morgan



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£369,950 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Room

A well presented four bedroom, mid-terrace family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. The accommodation set over three floors briefly comprises; open-plan kitchen/dining/living room, ground floor cloakroom. First floor landing, spacious primary bedroom with en-suite, a second double bedroom/sitting room with a Juliette balcony and elevated water views. Second floor landing; two further double bedrooms and a family bathroom. Externally the property benefits from a courtyard style front garden, a low maintenance landscaped rear garden and two allocated parking spaces. EPC rating 'B'.

Directions

Cardiff City Centre – 9.1 miles

M4 Motorway – 10.0 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into the open-plan kitchen/dining/living room which is the focal point of the home and benefits from wood effect laminate flooring, recessed ceiling spotlights, an under-stair storage cupboard with space and plumbing for freestanding white goods and a set of uPVC double-glazed French doors with bespoke fitted blinds to the front elevation.

The kitchen has been fitted with a range of wall and base units with solid wood work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven, a combination microwave/grill, a wine cooler, a dishwasher and a 5-ring electric hob with a feature extractor fan over. The kitchen further benefits from a partially tiled splash-back, recessed ceiling spotlights, a large recessed storage cupboard housing the wall-mounted 'Ideal' combi boiler, a uPVC double-glazed window to the rear elevation and a partially glazed composite door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner pedestal wash hand basin and a WC. The cloakroom further benefits from continuation of wood effect laminate flooring, a partially tiled splash-back and an extractor fan.

First Floor

The first floor landing enjoys carpeted flooring and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring and two uPVC double-glazed windows to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tile effect vinyl flooring, partially tiled walls and an extractor fan.

Bedroom two/sitting room enjoys carpeted flooring, a uPVC double-glazed window to the front elevation and a set of uPVC double-glazed French doors with a Juliette balcony to the front elevation enjoying elevated water views.



Second Floor

The second floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom three is a spacious double bedroom benefitting from carpeted flooring, a recessed storage cupboard and two uPVC double-glazed windows to the rear elevation.

Bedroom four is another double bedroom and enjoys carpeted flooring, a recessed storage cupboard and two uPVC double-glazed windows to the front elevation enjoying yet more elevated water views.

The family bathroom has been fitted with a 3-piece white suite comprising; a paneled bath, a pedestal wash hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled splash-back and an extractor fan.

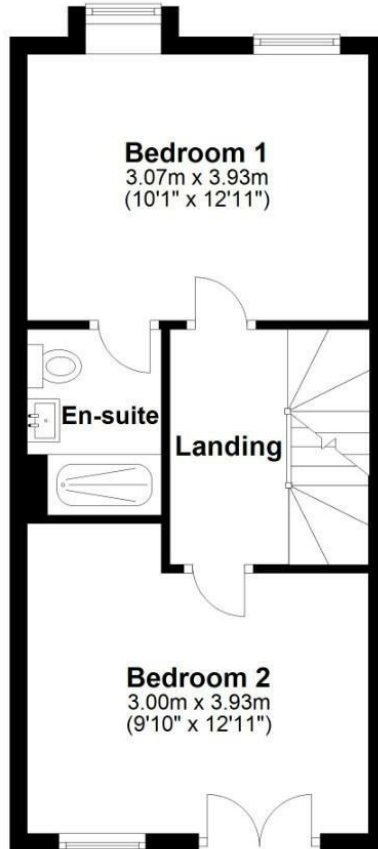
Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Second Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

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

Gardens & Grounds

7 Clos Cymmer enjoys a low maintenance courtyard style front garden. To the rear of the property is a private and enclosed landscaped rear garden predominantly laid with patio slabs with stone borders. The rear garden further benefits from a custom fitted pergola and outdoor lighting. The property further benefits from two allocated parking spaces.

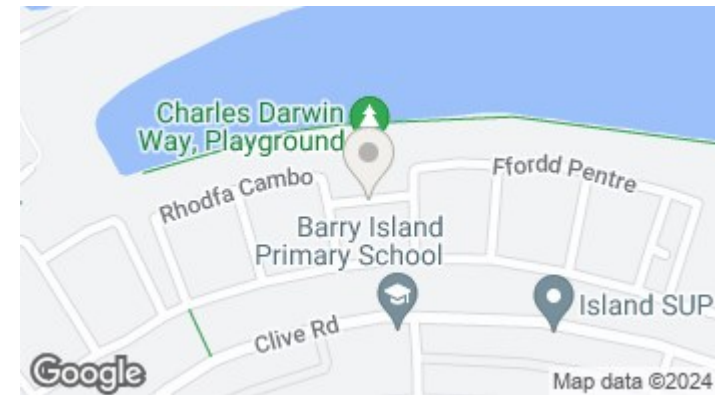
Additional Information

All mains services connected.

Freehold.

We have been reliably informed that the Service Charge is approximately £120pa.

Council tax band E'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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