



69 Blackberry Drive
Barry, CF62 7JQ

Watts
& Morgan



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OIEO £425,000 Freehold

4 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to market this beautifully presented, extended, four bedroom detached family home situated at the end of a quiet cul-de-sac. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway.

Accommodation briefly comprises: entrance hall, spectacular open-plan kitchen/dining room with bi-fold doors, sitting room and cloakroom. First floor landing, spacious master bedroom with dressing room, three further spacious double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles and a beautifully landscaped rear garden. EPC Rating: 'TBC'.



Directions

- Cardiff City Centre 10.5 miles
- M4 (J33) 8.9 miles

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed composite door with obscured glazed side panels into a spectacular entrance hall benefitting from LVT Herringbone flooring, recessed ceiling spotlights, a carpeted staircase with a glass balustrade leading to the first floor landing and a recessed storage cupboard.

The spectacular kitchen/dining room is the focal point of the home and enjoys continuation of LVT Herringbone flooring, bi-folding doors providing access to the rear garden with an electric blinds, three 'Velux' rooflights and recessed ceiling spotlights. The spectacular 'Magnet' kitchen showcases a range of base and wall units with Corian work surfaces and an solid oak breakfast bar. Integral 'Zanussi' appliances to remain include: a microwave/top oven, electric oven, a 4-ring induction hob, a dishwasher, a washing machine, a fridge/freezer and a wine fridge. The kitchen further benefits from an inset sink and a recessed storage cupboard houses the wall-mounted 'Baxi' combi boiler.

The sitting room enjoys continuation of LVT Herringbone flooring and a uPVC double-glazed window to the front elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from continuation of LVT Herringbone flooring, a chrome towel radiator, recessed ceiling spotlights and an obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, recessed ceiling spotlights and a loft hatch providing access to the loft space.

The master bedroom is a spacious double bedroom which enjoys carpeted flooring and a uPVC double-glazed window to the front elevation. The master bedroom further benefits from a versatile dressing room which enjoys continuation of carpeted flooring, recessed ceiling spotlights and an obscured uPVC double-glazed window.

Bedroom two is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

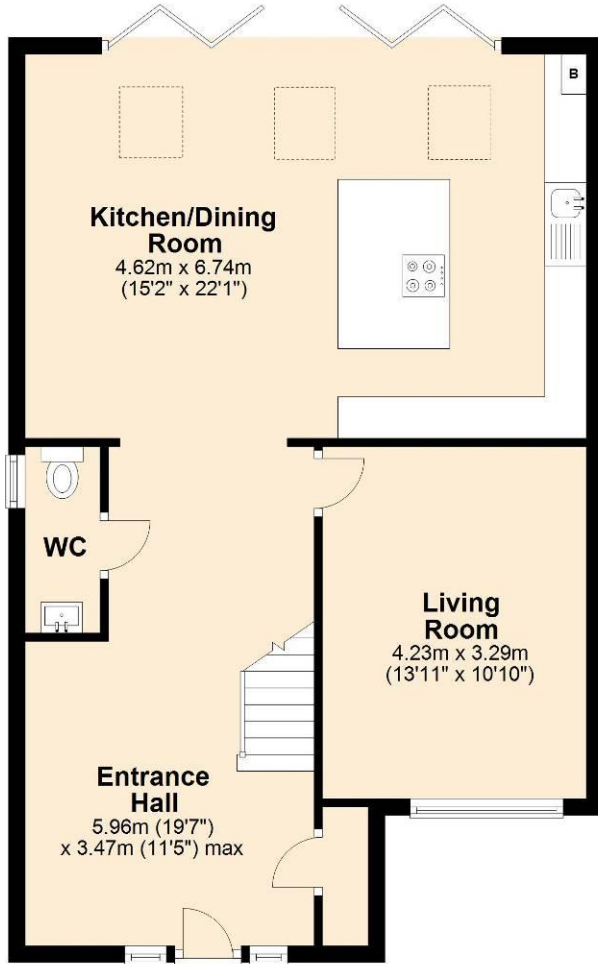
Bedroom three is another generously sized double bedroom which benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom Four (currently being used as a home office) enjoys carpeted flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic rainfall shower over, a wash hand basin set within a vanity unit and a WC. The family bathroom further benefits from fully tiled walls/flooring, recessed ceiling spotlights, a wall-mounted towel radiator and an obscured uPVC double glazed window to the rear elevation.

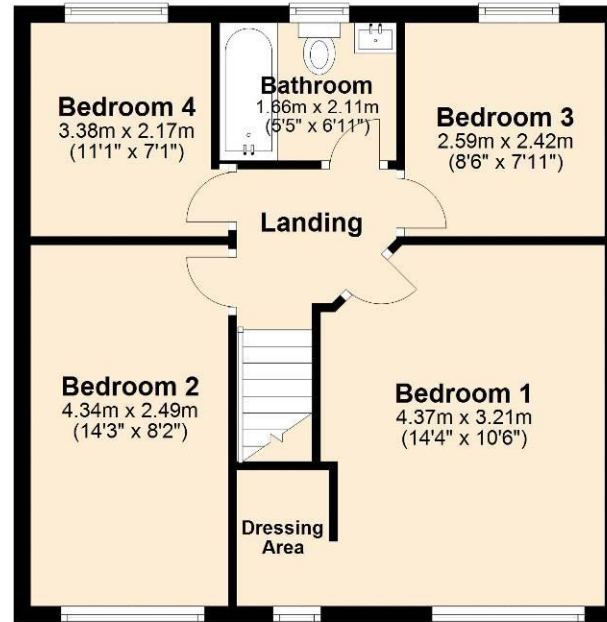
Ground Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 116.9 sq. metres (1258.7 sq. feet)

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

GARDENS AND GROUNDS

69 Blackberry Drive is situated at the end of a quiet cul-de-sac and is approached off the road onto a tarmac driveway providing parking for several vehicles.

The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. A large decking area provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.

AWAITING EPC GRAPH



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk



@WattsandMorgan



wattsandmorgan



wattsandmorgan.co.uk

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