



69 Blackberry Drive
Barry, CF62 7JQ

Watts
& Morgan



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£405,000 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: 'C'.

Directions

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

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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.

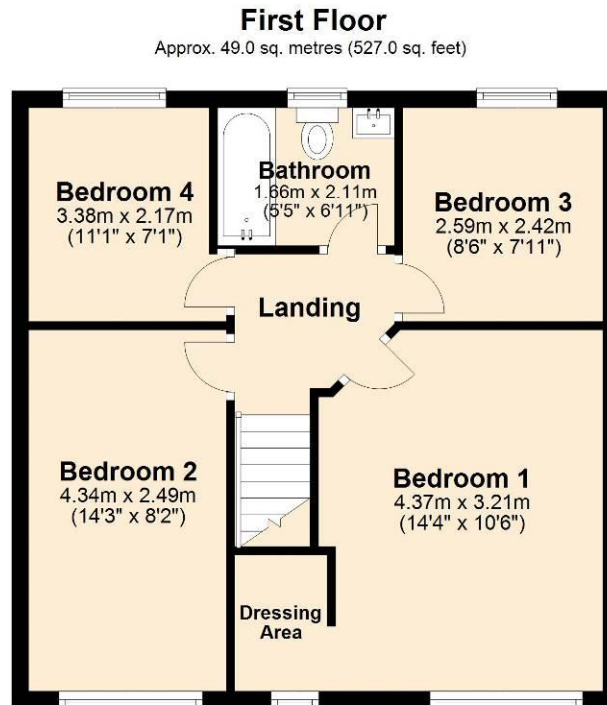
Bedroom two is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(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	



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