



74 St. Pauls Avenue
Barry, Vale of Glamorgan, CF62 8HT

Watts
& Morgan



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£385,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented, fully renovated four bedroom detached family home. Situated in the highly desirable west end of Barry. Conveniently located to local amenities and transport links. The property enjoys spectacular Channel views and is being offered for sale with no onward chain.

Accommodation briefly comprises: entrance hall, spectacular open-plan kitchen/living/dining room, utility room, two spacious double bedrooms and shower room. Lower ground floor; two further spacious double bedrooms and a family bathroom. Externally the property enjoys off-road parking for several vehicles and a large southerly-facing rear garden with a large decked area. EPC Rating; 'D'.



Directions

Cardiff City Centre – 8.2 miles

M4 Motorway – 8.5 miles

Your local office: Penarth

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Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed uPVC door into a welcoming hallway benefitting from Herringbone laminate flooring and recessed ceiling spotlights.

The spectacular open-plan kitchen/living/dining room is the focal point of the home and enjoys continuation of Herringbone wood effect laminate flooring and 3 large uPVC double-glazed windows to the rear elevation providing superb elevated views over Barry and the Bristol Channel. The open-plan kitchen/living/dining room benefits from continuation of Herringbone wood effect laminate flooring, recessed ceiling spotlights and a carpeted staircase leading to the lower ground floor accommodation.

The kitchen has been fitted with a range of base and wall units with laminate work surfaces. Integral 'Lamona' appliances to remain include; fridge/freezer, electric hob with extractor hood over and electric oven, dishwasher and a wine fridge. The kitchen further benefits from a stainless steel mixer tap with quartz sink/unit and a cupboard houses the 'Baxi Platinum' combi boiler.

The utility room benefits from continuation of Herringbone wood effect laminate flooring, a central ceiling light point, a loft hatch providing access to the loft space and an obscured uPVC double-glazed window to the side elevation. The utility room also benefits from a laminate work surface with space and plumbing provided for freestanding white goods. Bedroom one is a generously sized box-bay fronted double bedroom which enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

Bedroom two is another spacious box-bay fronted double bedroom enjoying carpeted flooring and uPVC double-glazed windows to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising a large walk-in shower with an anthracite rainfall shower over with a handheld shower attachment, a wash hand basin set within a vanity unit with an anthracite mixer tap and a low level dual flush WC. The shower room further benefits from tiled flooring, tiled walls, an anthracite towel radiator, recessed ceiling spotlights and an obscured uPVC double-glazed window to the front elevation.



LOWER GROUND FLOOR

The landing enjoys carpeted flooring, a large understairs cupboard providing ample storage space, a uPVC double-glazed window to the rear elevation and a uPVC door providing access to the rear garden.

Bedroom three is a generously sized double bedroom enjoying carpeted flooring, a central ceiling light point and a uPVC double-glazed window to the rear elevation.

Bedroom four is a spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

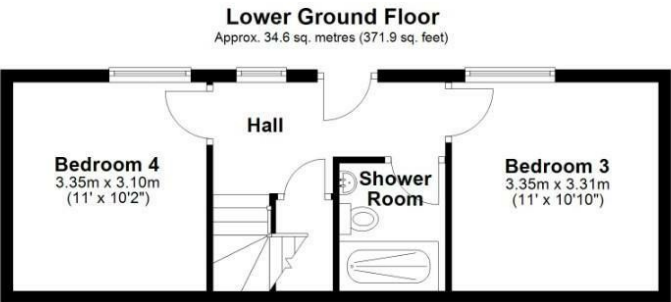
The family bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with a thermostatic rainfall shower over with a handheld shower attachment, a wash hand basin set within vanity unit and a low level dual flush WC. The bathroom further benefits from fully tiled walls and flooring, extractor fan, recessed ceiling spotlights and a chrome wall-mounted towel radiator.

GARDEN & GROUNDS

74 St. Pauls Avenue is approached off the road onto a stone chipping driveway providing parking for several vehicles. The rear garden is predominately laid to lawn and enjoys a large decked area providing ample space for outdoor entertaining and dining while enjoying elevated views over Barry.

ADDITIONAL INFORMATION

Freehold. All mains services connected.
EPC Rating; 'D'.
Council Tax is Band 'E'.



Total area: approx. 112.1 sq. metres (1207.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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