



32 Cwm Barry Way  
Barry, Vale Of Glamorgan, CF62 6LB

Watts  
& Morgan







## 32 Cwm Barry Way

Barry, Vale Of Glamorgan, CF62 6LB

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**£399,950 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, extended three bedroom semi-detached family home. Conveniently located to local amenities, Porthkerry Park, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, spectacular open plan kitchen/dining/living room, utility area, downstairs shower room. First floor landing, two spacious double bedrooms, single bedroom and family bathroom. Externally the property benefits from a pressed concrete driveway providing off-road parking for several vehicles beyond which is an attached single garage, beautifully landscaped rear garden. EPC rating 'TBC'.

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### Directions

Cardiff City Centre – 9.5 miles

M4 Motorway – 9.1 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed wooden door into a welcoming hallway enjoying woodblock parquet flooring, a wall mounted alarm panel, recessed ceiling spotlights and a carpeted staircase leading to the first floor.

The sitting room benefits from continuation of woodblock parquet flooring, recessed ceiling spotlights, recessed storage units either side of the chimney breast and a uPVC double glazed bay window to the front elevation.

The spectacular open plan kitchen/dining/living room is the focal point of the home and enjoys tiled flooring with underfloor heating, recessed ceiling spotlights, a wall mounted 'Hive' system, a double glazed roof light and two sets of double glazed bi-folding doors with double glazed panels above providing access to the rear garden. The kitchen showcases a range of wall, base and tower units with granite work surfaces. Integral 'Neff' appliances to remain include; two electric ovens, a 5-ring induction hob with an extractor fan over, a dishwasher and a wine cooler. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from two glass splashbacks, a stainless steel sink with a mixer tap over, recessed ceiling spotlights and a central island unit with a granite work surface, a second stainless steel sink, pop-up power units and a breakfast bar overhang.

The utility area benefits from continuation of tiled flooring with underfloor heating, a double glazed roof light, recessed ceiling spotlights, an extractor fan and space and plumbing is provided for freestanding white goods.

The shower room serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The shower room further benefits from a walk-in shower with a thermostatic shower over, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

### First Floor

The first floor landing benefits from carpeted flooring, loft hatch with a built-in loft ladder providing access to the loft space and a uPVC double glazed window to the side elevation. Bedroom one is a spacious double bedroom benefiting from exposed wooden floorboards and a uPVC double glazed window to the rear elevation.

Bedroom two is another spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed bay window to the front elevation.

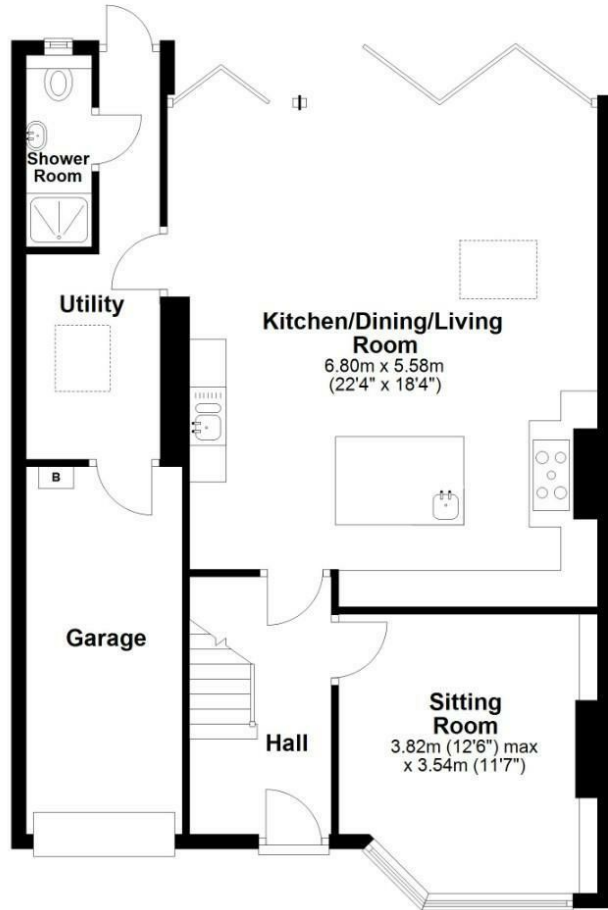
Bedroom three is a single bedroom enjoying carpeted flooring, a recessed wardrobe with sliding doors and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.



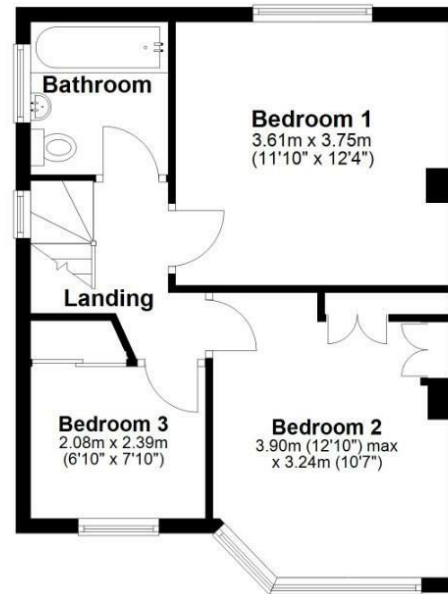
### Ground Floor

Approx. 81.0 sq. metres (872.1 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 122.2 sq. metres (1315.2 sq. feet)

### Gardens & Grounds

32 Cwm Barry Way is approached off the street onto a pressed concrete driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an up and over manual door and houses the wall mounted 'Worcester' combi boiler.

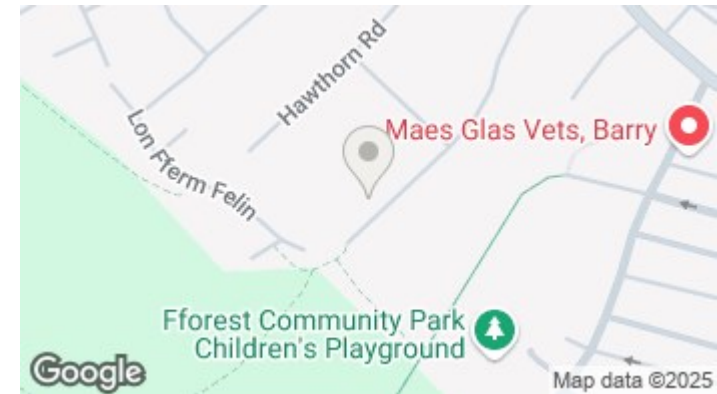
The beautifully landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a tile patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a hot tub, fish pond, a composite shed and outdoor electrical points.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.



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



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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