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Nant Talwg Way, BARRY  
£475,000



## About the property

LARGE PLOT TO REAR - CLOSE TO PORTHKERRY PARK, ROMILLY PARK & BEACHES. Benefiting from gas central heating and double glazing. Comprising of porch, hallway, cloakroom, living room, kitchen/ diner, converted tandem garage to rear, landing, 4 bedrooms, en suite to master bedroom, family bathroom, driveway to front for multiple vehicles. Nant Talwg Way is conveniently located for many of the amenities and facilities available within the immediate area; shops, parks, popular school catchment, supermarkets. The beach is within a few minutes' drive as is the Cardiff International Airport. The A4050 gives easy access towards the A4232 and the M4 motorway, as well as Cardiff city centre with its well regarded shopping centres and Cardiff Bay with its restaurants, bars and the Millennium Centre. Please call 01446 733224 to arrange your viewing.

## Accommodation

### Entrance Porch

Larger than average Porch. Karndean flooring, window to side, composite door.

### Entrance Hall

Wood effect vinyl flooring, under stairs storage cupboard with lighting and power point, power points, radiator, stairs to first floor.

### Cloakroom

W.C, wash hand basin, wood effect laminate flooring, window to side aspect.

### Living Room

16' 1" x 12' 3" ( 4.90m x 3.73m )  
T.V. point, power points, radiator, fitted carpet, feature fireplace, window to front aspect.

### Study/ Utility

18' 2" x 8' 9" ( 5.54m x 2.67m )  
\*Part converted garage\* \*FULL FIBER POINT\* Concealed hot water heater, matching wall and base units, inset sink, drainer and mixer tap, plubing for washing machine, Karndean flooring, power points, radiator, window to rear aspect, door leading to partial Garage.

### Kitchen/ Diner

19' 2" x 13' 9" ( 5.84m x 4.19m )  
\*Larger than average Kitchen/ Diner\*  
Matching wall and base units with complimentary worktops, inset sink, drainer and mixer tap, Rangemaster hob and combined oven to remain, integrated dishwasher, space for fridge freezer, power points, radiator, solid wood





flooring, French doors to rear garden, door to Side Lobby, Door to Reception Room.

### Rear Porch

5' 3" x 2' 11" ( 1.60m x 0.89m )  
Windows to side and rear. \*Ideal for storage\*

### Landing

Fitted carpet, power points, window to side aspect, loft hatch.

### Bedroom One

13' 3" Max x 12' 2" ( 4.04m Max x 3.71m )  
Fitted wardrobes, fitted carpet, power points, radiator, window to front, door to En Suite.

### En Suite

W.C, wash hand basin, shower cubicle, tiled areas, Karndean flooring.

### Bedroom Two

10' 10" x 9' 6" ( 3.30m x 2.90m )  
Fitted wardrobes, fitted carpet, power points, radiator, window to rear.



### Bedroom Three

8' 10" x 8' 10" ( 2.69m x 2.69m )  
Fitted cupboard housing boiler, fitted wardrobe, fitted carpet, power points, radiator, window to front.

### Bedroom Four

9' 8" Max x 8' Max ( 2.95m Max x 2.44m Max )  
Fitted wardrobes, fitted carpet, power points, radiator, window to rear.

### Bathroom

W.C, wash hand basin, bath, separate shower cubicle, fully tiled, radiator, window to side.

### Front Garden

Flower beds, paved pathway to side access, driveway for multiple vehicles, pull up and over door to Garage.

### Rear Garden

\*LARGER THAN AVERAGE PLOT\* Two external power points, patio areas, larger than average laid to lawn area, complimentary shrubs, hedged boundaries, side access to front, outside tap.

### Garage



16' 4" x 8' 9" ( 4.98m x 2.67m )  
Pull up and over door, power points, lighting.

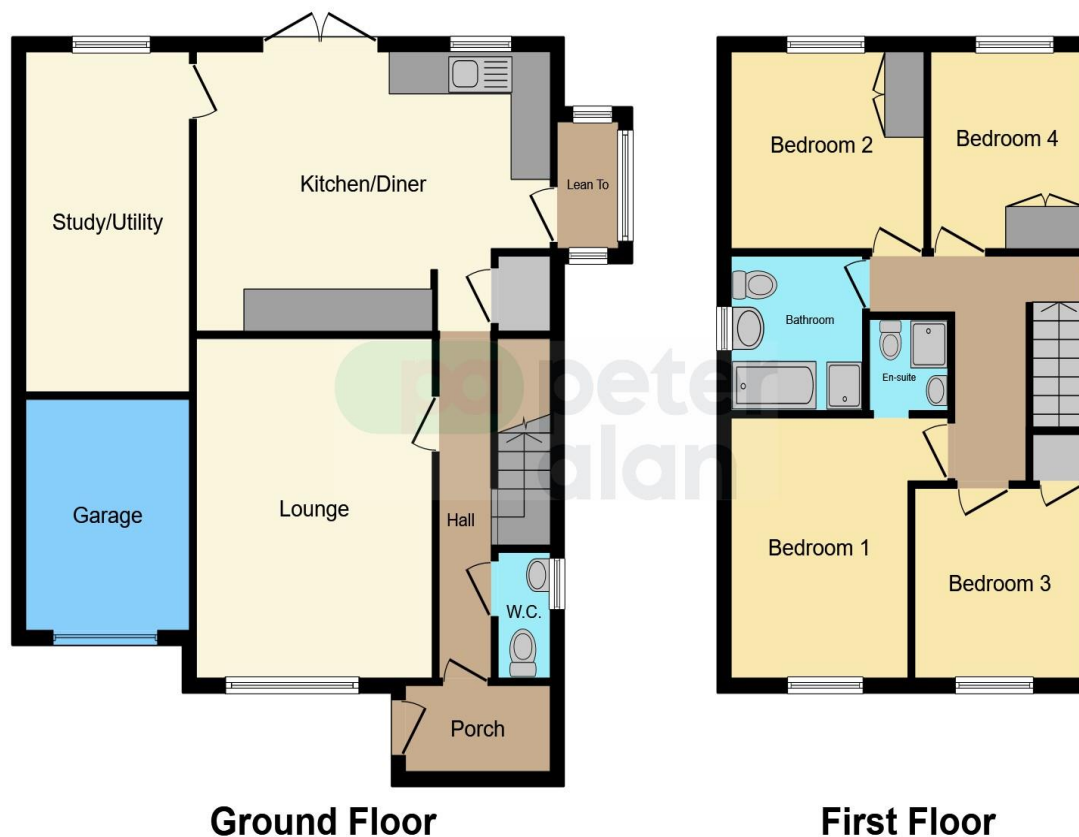






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