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Nant Talwg Way, Barry
£480,000



About the property

EXTENDED TO THE SIDE - EXCLUSIVE HOME - 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

Via UPVC door with obscure stained glass panels leading into;

Porch

7' x 2' 11" (2.13m x 0.89m)
UPVC double glazed windows to the sides and front elevation. Tiling to floor. UPVC door with obscure glass panels leading into;

Hallway

Stairs rising to first floor landing with fitted carpet. Radiator. Welsh slate tiling to floor. Doors off to all rooms.

Living Room

15' 8" x 12' 3" (4.78m x 3.73m)
UPVC double glazed bay window to the front elevation. Coving to ceiling. Fireplace with fire in situ. Radiator. Fitted carpet. Double doors leading into;

Reception Room Two

14' 4" x 9' 9" (4.37m x 2.97m)
UPVC double glazed sliding doors to the rear elevation overlooking and leading out to the rear garden. Coving to ceiling. Radiator. Wood effect flooring.

Kitchen/ Living/ Dining

25' 1" max x 13' 1" max (7.65m max x 3.99m max)
FULL SPAN 25ft 01" X 13ft 01"

Kitchen

10' 4" x 8' 10" (3.15m x 2.69m)





UPVC double glazed window to the rear elevation overlooking the garden. Spotlights to ceiling and under counter lights. Range of high gloss wall and base units with quartz work surfaces over. Ceramic Belfast sink with mixer tap over and drainer carved into the worktops. Slot in cooker to remain with extractor fan above. Integrated dishwasher. Wall mounted combination boiler concealed in a matching wall unit. Ample room for upright fridge freezer. Continuation of the Welsh slate tiling to the floor. Open to;

Open Dining/living

15' 4" x 13' 11" (4.67m x 4.24m)
UPVC double glazed sliding doors to the rear elevation overlooking and leading out to the garden. UPVC double glazed window to the side elevation providing plenty of natural lighting. Feature log burner in situ - to remain. Ample room for dining and living furniture. Tiling to floor. Door leading into garage.

W/c

Two piece suite comprising; low level W/C and vanity unit housing the wash hand basin. Extractor fan. Continuation of the welsh slate tiles to the floor and to the splash back areas.

First Floor Landing



Access to loft space. Large storage cupboard with shelving. Access to eaves storage. Fitted carpet. Doors off to all rooms.

Bedroom One

12' 9" x 9' 6" to wardrobe (3.89m x 2.90m to wardrobe)
UPVC double glazed window to the rear elevation overlooking the garden. Built in wardrobes with hanging space and shelving. Radiator. Exposed floor boards.

Bedroom Two

14' 6" x 9' 5" (4.42m x 2.87m)
UPVC double glazed window to the front elevation. Radiator. Wood effect flooring.

Bedroom Three

9' 5" x 9' 2" (2.87m x 2.79m)
UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

Bedroom Four

11' 6" x 9' 5" (3.51m x 2.87m)
UPVC double glazed window to the front elevation. Large storage cupboard with shelving and hanging space. Radiator. Fitted carpet.



Bedroom Five

13' 2" x 7' 11" (4.01m x 2.41m)
Two Velux windows. Fitted carpet. Radiator.

Shower Room

Velux window. Three piece suite comprising; Low level w/c, Pedestal wash hand basin with twin taps over and cubicle with waterfall shower and addition shower attachment over. Spotlight with extractor fan over the shower. Heated towel rail. Vinyl flooring.

Bathroom

10' 3" x 10' 1" (3.12m x 3.07m)
Large Velux window to the side elevation. Currently being renovated.



Rear Garden

Enclosed with timber fencing. Gate to the rear giving access onto the Millwood. Mainly laid to lawn with mature shrubs. Patio area laid with Granite patio slabs. Outside water tap. Power points. Outside lighting.

Front Elevation

Off road parking for multiple vehicles. Access to the garage.

Garage

16' 2" x 15' 11" (4.93m x 4.85m)
Electric roll top door. Obscure window to the side elevation. Work surfaces. Power, Lighting, Plumbing and Gas supply.





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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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