



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



25 Clos Y Fulfran, Barry CF62 5DG £749,950 Freehold

5 BEDS | 3 BATH | 3 RECEPT | EPC RATING C

A beautifully presented and positioned detached property with far reaching channel views and views of the harbour. Constructed by Bovis and placed within a short walk to Barry Island beach and the coastal path.

Other local amenities are in close distance with Barry Island railway station offering regular links to Cardiff and Bridgend. Viewing is essential to appreciate. Recently renovated by the current owners.

Briefly comprising:- entrance porch, entrance hallway, living room, kitchen, dining room, sitting room, w.c. cloakroom, utility room. To the first floor, bedroom two, and three with an en-suite shower room. bedroom five, and the family bathroom. To the second floor, master bedroom with en-suite bathroom and dressing area, and bedroom four. To the front - Double drive, raised front terrace with views over the channel and harbour. Side access. To the rear, an enclosed level garden with a patio area, laid to Astro Turf lawn, raised areas planted with shrubs. Further lower patio area. Viewing highly recommended.



FRONT

Double drive providing ample parking, raised front terrace with views over the channel and harbour. Side access to rear. Steps ascending to a UPVC double glazed front door leading into the entrance porch.

Entrance Porch

3'07 x 4'09 (1.09m x 1.45m)

Smoothly plastered ceiling. Smoothly plastered walls. Karndean flooring. UPVC double glazed window's to the front elevation with views over the channel and harbour. UPVC front door with obscured glass insert. Through opening to the entrance hallway.

Entrance Hallway

3'06 x 14'11 (1.07m x 4.55m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Continuation of Karndean flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wooden door with glass insert leading to front living room, sitting room and kitchen. Further wooden door leading to the W.C. Cloakroom. Through opening to the entrance porch.

Living Room

9'09 x 12'11 (2.97m x 3.94m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio doors and side glass panels leading out to the front terrace with far-reaching channel views and views over the harbour. UPVC double glazed window to the side elevation. Wooden door leading through to the entrance hallway with glass inserts. Pull out medial wall.

Kitchen

10'03 x 15'00 (3.12m x 4.57m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the front elevation with channel views and views over the harbour. UPVC double glazed door leading to rear garden. A fitted kitchen comprising of wall and base units. Marble worktop's and upstands. Integrated induction hob. Stainless steel cooker hood. Integrated double oven. Integrated wine chiller and integrated dishwasher. Space for Fridge freezer. Wooden door with glass insert leading through to entrance hallway. Steps leading down to the dining room.

Dining Room

16'01 x 17'00 (4.90m x 5.18m)

Smoothly plastered ceiling with inset lights and loft access with pull down ladder. Smoothly plastered walls. Ceramic tiled flooring with underfloor heating. UPVC double glazed window's to front elevation with views over the channel and harbour. UPVC double glazed window to the rear elevation. Wooden door leading through to the utility area. Steps leading up to the kitchen.

Sitting Room

15'01 x 15'10 (4.60m x 4.83m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Karndean flooring. Wall mounted radiator. UPVC double glazed patio doors and side windows to the rear garden. UPVC double glazed windows to the side elevation's. Wooden door with glass insert's leading through to the entrance hallway.

Utility Room

4'01 x 7'07 (1.24m x 2.31m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Ceramic tiled flooring. Wall and base units with sink and marble worktop's. Space for washing machine, space for tumble dryer. Wall mounted boiler. Wooden door leading through to dining room.

W.C Cloakroom

4'0 x 4'11 (1.22m x 1.50m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Karndean flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Close coupled toilet. Pedestal wash hand basin. Porcelain tiled splashback's. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

2'08 x 5'11 x 12'03 x 14'11 (0.81m x 1.80m x 3.73m x 4.55m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views and views over the harbour. Fitted carpet staircase rising from ground floor. Wooden doors leading to bedrooms two, three and five. A further wooden door leading to the family bathroom. Access to storage (housing water tank). Fitted carpet staircase leading to the second floor.

Bedroom Two

12'06 x 15'01 (3.81m x 4.60m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side and rear elevation. Access to two double wardrobes. Wooden door leading to the first floor landing.

Bedroom Three

12'00 x 13'00 (3.66m x 3.96m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window's to the front and side elevation's with far-reaching channel views and views of the harbour. Access to built-in wardrobe space. Wooden door leading through to the en-suite shower room. A Further wooden door leading out to the first floor landing.

En- Suite Shower Room

5'03 x 6'10 (1.60m x 2.08m)

Smoothly plastered ceiling with inset lights and vent extractor. Ceramic tiled walls and shower niche. Ceramic tiled flooring. Wall mounted towel rail. Double shower with rainfall shower overhead. Vanity, toilet, vanity wash hand basin. Wooden door leading through to bedroom two.

Bedroom Five

7'02 x 9'04 (2.18m x 2.84m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to rear elevation. Wooden door leading to the first floor landing.

Family Bathroom

5'06 x 6'00 (1.68m x 1.83m)

Smoothly plastered ceiling with inset lights. Ceramic tiled walls with lit shower niche. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Vanity wash hand basin, vanity toilet. Bath with thermostatically controlled shower overhead. Wooden door leading through to the first floor landing.

SECOND FLOOR

Second Floor Landing

2'11 x 4'09 (0.89m x 1.45m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor landing. Wooden doors leading to the master bedroom and bedroom four. Access to storage.

Master Bedroom

11'02 x 13'01 (3.40m x 3.99m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching views of the channel and harbour. Through opening to dressing area. Wooden door leading through to the second floor landing.

Dressing Area

6'01 x 10'05 (1.85m x 3.18m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Built-in wardrobes. Wooden door leading through to the en-suite bathroom. Through opening to the master bedroom.

En-Suite Bathroom

5'09 x 11'02 (1.75m x 3.40m)

Smoothly plastered ceiling with inset lights and vent extractor. Ceramic tiled walls and lit shower niche. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Double walk in shower rainfall shower over head. Vanity wash hand basin. Vanity toilet. Freestanding roll top bath. Wooden door leading through to the dressing area and on to the master bedroom.

Bedroom Four

9'03 x 13'10 (2.82m x 4.22m)

Smoothly plastered ceiling with pendant lighting. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views and views over the harbour. Velux window to the rear. Wooden door leading through to the second floor landing.

REAR

An enclosed rear garden with feather edged fencing surrounding. raised beds with shrubs and laid decorative chippings. Sand stone patio slabs. Raised Astroturf lawn. Steps leading



www.ninaestateagents.co.uk

