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49 Golwg Y Coed, Barry CF63 1AD £515,000 Freehold

5 BEDS | 3 BATH | 2 RECEPT | EPC RATING C

An impeccably presented detached property constructed in 2012 by Taylor Wimpey, located near Wenvoe/Cardiff with convenient access to the M4. The property features an entrance hallway, a living room, a dining room with French doors opening to the rear patio and garden, a fitted kitchen/breakfast area, a utility room, and a cloakroom. The first floor includes three bedrooms with an en-suite attached to bedroom two, as well as a family shower room. On the second floor, there is a master en-suite. The front of the property boasts a double garage for off-road parking, adorned with established shrubbery and decorative chippings. The rear of the property offers a southerly aspect with a laid lawn, established shrubbery, and a sandstone paved patio area. Viewing is highly recommended to fully appreciate this exquisite property.



FRONT

Drive way providing ample parking. Double garage. Established shrubbery with Laid decorative chippings. Composite front door leading to the entrance hallway. Side access to rear.

Entrance Hallway

11'06 x 13'01 (3.51m x 3.99m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with its obscured glass insert. Fitted carpet staircase rising to the first floor. Wooden door's leading to the front living room, dining room and kitchen. A further wooden door leading to a W.C. Cloakroom .

Living Room

11'10 x 17'04 (3.61m x 5.28m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front and side elevation's. Electric fire with feature marble surround. Wooden door leading through to the entrance hallway.

Dining Room

9'03 x 12'09 (2.82m x 3.89m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the patio area and rear garden. Wooden door leading through to entrance hallway.

Fitted Kitchen

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

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Modern fitted kitchen, comprising of wall and base units. Laminate worktop's and up stands. Integrated four ring gas hob. Integrated double oven. Stainless steel cooker hood. Integrated fridge / freezer. Integrated dishwasher. Stainless steel sink. Wooden door leading through to the utility room. A further wooden door leading through to the entrance hallway.

Utility Room

5'09 x 7'07 (1.75m x 2.31m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wall and base units. Wood laminate worktop's and upstands. Stainless steel sink. Composite door leading out to the rear garden. Wooden door leading to integral garage. A further wooden door leading through to the kitchen.

W.C Cloakroom

5'02 x 6'02 (1.57m x 1.88m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls with vent extractor. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Close coupled toilet. Porcelain tiled splashback's. Wooden door leading through to the entrance hallway. Access to under stairs storage.

FIRST FLOOR

First Floor Landing

9'08 x 16'02 (2.95m x 4.93m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from the ground floor. Wooden door's leading to bedrooms two, three and four. Further wooden door's leading to bedroom five / study, and family bathroom. Access to storage. Fitted carpet staircase rising to the second floor.

Bedroom Two

11'10 x 15'04 (3.61m x 4.67m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobe. Wooden door leading through to the ensuite shower room.

En-Suite Shower Room

4'11 x 7'09 (1.50m x 2.36m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. A double walk in shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Porcelain tiled splashback's. Wooden door leading through to bedroom two.

Bedroom Three

9'06 x 13'01 (2.90m x 3.99m)

Smoothly plastered ceiling. Smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobe. Wooden door leading to the first floor landing.

Bedroom Four

9'03 x 9'05 (2.82m x 2.87m)

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

Bedroom Five / Study

8'10 x 9'03 (2.69m x 2.82m)

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

Family Bathroom

6'01 x 6'11 (1.85m x 2.11m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Close coupled toilet. Walk in double shower with thermostatically controlled shower overhead. Aqua panelling. Wooden door leading to the first floor landing.

SECOND FLOOR

Second Floor Landing

6'05 x 10'02 (1.96m x 3.10m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from the first floor. Access to storage. A further wooden door leading to the master bedroom.

Master Bedroom

15'06 x 16'06 (4.72m x 5.03m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed Velux window to the rear elevation. UPVC double glazed window to the front elevation with partial sea views across the Bristol Channel. Wooden door leading through to the en-suite shower room. A further wooden door leading to built in storage.

En-Suite Shower Room

4'10 x 10'02 (1.47m x 3.10m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Double glazed Velux window to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Shower with thermostatically controlled shower overhead. Porcelain tiled splashback's. Wooden door leading through to the master bedroom.

REAR

A Large enclosed rear garden with side access. Sandstone paved patio areas. Laid lawn. Established shrubbery. Feather edge fencing surrounding. UPVC double glazed French doors leading to the dining room. Composite door leading to the utility room. Southerly facing aspect.

DOUBLE GARAGE

8'00 x 17'01 (2.44m x 5.21m)

Double up and over garage doors. Power sockets. Lighting. Wooden door leading to the utility room.

COUNCIL TAX

Council tax band F

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and

