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11 Clos Y Fulfran, Barry CF62 5DG £595,000 Freehold

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

**** No Forwarding Chain**** An impressive three storey, five bedrooomed detached dwelling smartly upgraded by its current sellers. The property is ideally placed opposite the coast in a quiet area by the Wales Coastal Path, offering panoramic views across Jackson's Bay with further far reaching views across Flat Holme and towards Weston Super Mare. Jackson's Bay and Whitmore Bay, primary schools, local cafes, bars and shops are all nearby. Briefly comprising, entrance hallway, living room, dining room, fitted kitchen/breakfast, w.c. cloakroom, to the first floor, three bedrooms with bedroom two with en-suite, family bathroom, to the 2nd, further, master bedroom with en-suite and dressing room and bedroom five. To the front, an open plan laid to lawn garden with side access, double driveway and tandem garage. To the rear, an enclosed landscaped garden with two patios and a rear seating area with a sea view.

Ideally positioned and an ideal family home. The property benefits from sea views from all windows in the three front-facing floors. UPVC double glazing throughout and gas central heating. Viewing highly recommended.



FRONT

An open plan laid to lawn garden with established shrubbery, side access to rear, driveway providing ample parking and tandem garage. Paved pathway leading to a composite front door.

Entrance Hallway

6'02 x 14'11 (1.88m x 4.55m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Tiled flooring. Wall mounted radiator. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wooden doors leading to kitchen, dining room and living room. A further wooden door leading to the W.C. Cloakroom. Built-in storage.

Dining Room

9'09 x 13'00 (2.97m x 3.96m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views and views over the harbour, Barry RNLI lifeboat station and Jacksons Bay. UPVC double glazed window to the side elevation. Wooden door leading out to the entrance hallway.

Kitchen

10'03 x 14'11 (3.12m x 4.55m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views and views of the harbour and Jacksons Bay. UPVC double glazed door leading out to rear garden. Modern fitted kitchen, comprising of wall and base units providing generous storage plus a breakfast bar. Solid oak worktops. Range cooker. Space for fridge / freezer. Space for dishwasher. Space for washing machine. Wooden door leading out to the entrance hallway.

Living Room

14'11 x 14'11 (4.55m x 4.55m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading out to rear garden. UPVC double glazed window's to the side elevations. Wooden door leading out to the entrance hallway.

W.C Cloakroom

4'03 x 5'00 (1.30m x 1.52m)

Smoothly plastered ceiling. Smoothly plastered walls. Tiled 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 out to the entrance hallway.

FIRST FLOOR

First Floor Landing

7'04 x 12'02 (2.24m x 3.71m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wooden door's leading to bedrooms two, three and the family bathroom. A further wooden door leading to inner hallway. Access to storage.

Bedroom Two

12'01 x 13'00 (3.68m x 3.96m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Two UPVC double glazed windows to front elevation with far-reaching channel views over the harbour and Jacksons Bay. UPVC double glazed window to the side elevation. Wooden door leading to en-suite shower room. A further wooden door leading to the first-floor landing.

En-Suite Shower Room

5'03 x 6'09 (1.60m x 2.06m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Laminate flooring. Wall mounted radiator. Porcelain tiled splashback's. Vanity wash hand basin. Vanity toilet. Corner shower with thermostatically controlled shower overhead. Wooden door leading to bedroom two.

Bedroom Three

10'10 x 14'11 (3.30m x 4.55m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Two UPVC double glazed windows to the rear elevation overlooking the landscaped garden. Built-in wardrobe. Wooden door leading out to the first-floor landing.

Study / Bedroom Four

7'03 x 14'11 (2.21m x 4.55m)

Smoothly plastered ceiling with coving, with inset lights and pendant light. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation with far-reaching channel views and views of the harbour. UPVC double glazed window with obscured glass to the rear. Wooden door leading out to first floor landing.

Family Bathroom

6'09 x 7'02 (2.06m x 2.18m)

Smoothly plastered ceiling. Aqua panelled walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window to the side elevation. Bath. Vanity wash hand basin. Vanity toilet. Wooden door leading to the first-floor landing.

INNER HALL

6'08 x 7'02 (2.03m x 2.18m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window far-reaching channel views and views of the harbour. Fitted carpet staircase rising to the second floor landing. Wooden door leading out to the first floor landing. Further wooden door's leading to study / office (bedroom four).

SECOND FLOOR

Second floor Landing

2'09 x 4'09 (0.84m x 1.45m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wooden doors leading to bedrooms one and bedroom five. Fitted carpet staircase rising from the first floor. Built-in airing cupboard with wall-standing radiator.

Bedroom One

11'02 x 12'09 (3.40m x 3.89m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation with far-reaching channel views and views over the harbour, Jackson's Bay, the Bendricks and beyond. Through opening to dressing area. Wooden door leading out to the second floor landing.

Dressing Room

6'02 x 10'05 (1.88m x 3.18m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Extensive built-in wardrobes with lighting. Through opening to master bedroom. Wooden door leading to the en-suite bathroom.

En-Suite Bathroom

5'10 x 10'08 (1.78m x 3.25m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls. Laminate flooring. Ceramic tiled splashbacks. Wall mounted towel rails. UPVC double glazed window with obscured glass to rear elevation. Bath, vanity wash hand basin. Vanity toilet. Walk-in shower with thermostatically controlled shower overhead. Wooden door leading through to the dressing area.

Bedroom Five

9'02 x 14'02 (2.79m x 4.32m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Velux window to the rear elevation. UPVC double glazed window to the front elevation with far-reaching channel views and views over the harbour and Jackson bay. Wooden door leading to the second floor landing.

REAR

A rear enclosed landscaped garden with two paved patio areas. Raised beds with established planting and shrubbery. Laid decorative chippings. Feather edged fencing surrounding. Elevated seating area providing partial channel views. Access to garage. Side access to front.

TANDEM GARAGE

31'7 x 43'00 (9.63m x 13.11m)

Double length garage accessed via an Up and over garage door from the front. Power and Lighting. Divided up into separate sections. UPVC double glazed patio doors to gym area.

COUNCIL TAX

Council tax band G

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



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