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66 Clos Yr Wylan, Barry CF62 5DB £375,000 Freehold

3 BEDS | 3 BATH | 1 RECEPT | EPC RATING C

This meticulously maintained three-bedroom, three-story contemporary residence was built around 2005 by Bovis 'The Larkspur' design. Nestled in a tranquil cul-de-sac with no through traffic, this home offers convenient access to multiple beaches for leisurely strolls. The property's location is further enhanced by its proximity to Barry Island train station, providing residents with frequent transportation options to Cardiff and Bridgend. Viewing is highly recommended.

This property features an entrance hallway leading to a modern fitted kitchen with integrated appliances, opening up to a spacious living room with double French doors that provide access to the rear garden boasting stunning sea views towards the Bristol Channel. The first floor comprises two bedrooms, one of which has an ensuite shower room, along with a family bathroom. On the second floor, you'll find the master bedroom with another ensuite shower room and bathroom, complete with Velux windows offering panoramic views. The property is equipped with gas central heating and UPVC double glazing throughout. Outside, there is a front garden laid to lawn, a garage with driveway parking for two cars, and an enclosed rear garden featuring a raised patio, level lawn and garage access with plumbing for appliances. Additional storage space is available on the side of the property.



FRONT

Driveway leading to garage. Laid lawn. Stone chippings. Flower beds. Enter property via composite opaque glass front door.

Entrance Hallway

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Karndean flooring. Stairs rising to the first floor. Cupboard. Radiator. Door into living room/kitchen/diner.

Living Room/Kitchen/Diner

6'2" max x 14'11" max (1.88m max x 4.55m max)

An open plan living room and kitchen/diner. Smoothly plastered spotlighted ceiling. Coving. Smoothly plastered walls. Continuation of Karndean flooring. UPVC double glazed sliding patio doors and side panel facing the rear. Two radiators. To the kitchen - a replacement fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated double electric oven, fridge, freezer, dishwasher and wine cooler. Integrated five burner gas hob. Two bowl sink. Cupboard concealing a wall mounted conventional boiler.

FIRST FLOOR

Landing

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Doors to bedrooms two and three and family bathroom. Stairs rising to upper level.

Bedroom Two

13'4" max x 9'1" max (4.06m max x 2.77m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window with views of the Bristol Channel to the rear. Built in triple wardrobes. Radiator. Door into en-suite

En-Suite

5'8" max x 5'7" max (1.73m max x 1.70m max)

Smoothly plastered spotlighted ceiling. Extractor. Smoothly plastered walls. Tiled to splashback areas. Karndean flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern WC. Pedestal wash-hand basin. Corner entry shower cubicle with mains pressure shower. Radiator.

Bedroom Three

9'3" max x 9'0" max (2.82m max x 2.74m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Built in double wardrobes. Airing cupboard. Radiator

Family Bathroom

7'5" max x 5'7" max (2.26m max x 1.70m max)

Smoothly plastered spotlighted ceiling. Extractor. Smoothly plastered walls. Tiled to splashback areas. Karndean flooring. Close coupled cistern WC. Pedestal wash-hand basin. Bath with shower nozzle over. Radiator.

SECOND FLOOR

Landing

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

Master Bedroom

22'7" max x 12'4" max (6.88m max x 3.76m max)

Smoothly plastered spotlighted vaulted ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Velux windows to the rear with far reaching views of the Bristol Channel. Built in wardrobes and cupboard. Two radiators. Access to en-suite.

En-Suite

10'7" max x 5'6" max (3.23m max x 1.68m max)

Smoothly plastered spotlighted vaulted ceiling. Extractor. Ceramic tiled walls and flooring. Velux window to the rear. Close coupled cistern WC. Vanity unit wash-hand basin. Walk in shower with contemporary shower nozzle. Chrome towel rail radiator.

REAR GARDEN

Patio

Paved patio with rendered walls and steel balustrade surrounding with glass inserts. Access to garage via wooden doors. Steps descending to lawn area.

Lawn Area

Level lawn with raised flower beds surrounding. Slate shingle with access to storage shed. Timber feather edge fencing surrounding. Outdoor lighting.

Garage

Access into garage (with Belfast sink, wall and base units and space for washing machine and tumble dryer)

TENURE

We have been advised that the property is freehold.

COUNCIL TAX

Council tax band E

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 services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

