



23 Clos Yr Wylan, Barry CF62 5DB £599,950 Freehold

5 BEDS | 4 BATH | 2 RECEPT | EPC RATING C

A 2005 Bovis built, three storey impressive five bedroom detached dwelling. Ideally situated in a private cul-de-sac position, placed on the ever so popular Barry Island Bovis built estate. In close proximity to Jackson Bay and Whitmore Bay beach, primary schools, local cafes and shops are all near by. A train station with regular services to Cardiff and surrounding areas is within a five minute walk.

Briefly comprising, entrance hallway, living room with French doors opening to the rear garden, kitchen and dining room. Cloakroom/WC. To the first floor; three bedrooms, two with en-suite and a family shower room. To the second floor; Master bedroom with en-suite and further bedroom. Sea views across Jacksons Bay. To the front, Enclosed front garden with slate chippings and established shrubbery, driveway providing ample parking and access to the garage. To the rear, an enclosed garden with porcelain patio areas, laid to lawn and summer house with hot tub. Gated access to the front, established shrubbery surrounding. Access to the garage/work space.

The property benefits from sea views to the first floor and second floor. UPVC double glazing throughout and gas central heating via a combination boiler.



FRONT

Enclosed with wrought iron fencing and gate opening. Slate chippings with mature shrubbery and established palm tree. Pathway leading to entrance. Tarmac driveway leading to garage.

ENTRANCE

Plastered ceiling with coving and plastered walls. Oak flooring. Staircase rising to first floor with fitted carpet and spindled balustrade. Built in storage cupboard. Two radiators. Doors to living room, cloakroom and dining room.

CLOAKROOM/W.C

Plastered ceiling and plastered walls with ceramic tiles. Wood effect laminate flooring, close coupled WC pedestal wash hand basin. Radiator. UPVC obscure glass double glazed window to rear.

LIVING ROOM

20'6 x 11'6 (6.25m x 3.51m)

Plastered ceiling with coving and plastered walls. Continuation of solid oak flooring. UPVC double glazed window to the front elevation, French doors with glazed side panels opening to rear garden. Radiators and a feature fireplace.

DINING ROOM

12'5 x 9'6 (3.78m x 2.90m)

Plastered ceiling with coving. Wood effect vinyl flooring. Radiator. UPVC double glazed window to front. Tiled feature wall. Open planned to kitchen.

KITCHEN

13'4 x 12'8 (4.06m x 3.86m)

Plastered ceiling with coving. Plastered walls. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Space for range master cooker with extractor fan over. Space and plumbing for washing machine and American style fridge/freezer. Tiling to splash backs. UPVC double glazed window to rear. Composite barn style door giving access to rear garden.

FIRST FLOOR

LANDING

Plastered ceiling and plastered walls. Fitted carpet flooring, spindled balustrade. Radiator. Staircase rising to second floor. Doors to bedrooms and family bathroom.

BEDROOM ONE

12'9 x 10'6 (3.89m x 3.20m)

Plastered ceiling and plastered walls. Fitted carpet flooring. A range of built in wardrobes. Radiator. UPVC double glazed window to the rear with sea views across the Bristol channel and beyond. Door to en-suite.

EN-SUITE

9'3 x 3'7 (2.82m x 1.09m)

Wood effect vinyl flooring, close coupled WC pedestal wash hand basin and a single shower cubicle with shower running from mains. Fully tiled walls. Extractor fan. UPVC double glazed obscure window to side.

BEDROOM TWO

11'9 x 11'3 (3.58m x 3.43m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to front with shutters. Door to en-suite.

EN-SUITE

8'0 x 6'10 (2.44m x 2.08m)

Close coupled WC, pedestal wash hand basin and a double shower cubicle with shower running from mains. Aqua boarding to splash back. Partially tiled walls. UPVC double glazed obscure window to rear.

BEDROOM THREE

9'7 x 9'4 (2.92m x 2.84m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to front. Built in wardrobe.

FAMILY BATHROOM

7'11 x 6'8 (2.41m x 2.03m)

Wood effect vinyl flooring. A three piece suite in white comprising of close coupled WC pedestal wash hand and a panelled bath. Partially tiled walls. UPVC double glazed obscured window to rear. Radiator.

SECOND FLOOR

LANDING

Plastered ceiling and plastered walls. Fitted carpet flooring. Two built in cupboards one housing water tank. Doors to bedrooms.

BEDROOM FOUR

17'7 x 10'5 (5.36m x 3.18m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to front with sea views towards Sully Island. Velux window to rear with sea views across the Bristol channel and beyond. Door to en-suite.

EN-SUITE

6'0 x 5'2 (1.83m x 1.57m)

Wood effect vinyl flooring. Close coupled WC pedestal wash hand basin and a quadrant shower cubicle with shower running from mains. Partially tiled walls.

BEDROOM FIVE

17'7 x 9'9 (5.36m x 2.97m)

Plastered ceiling and plastered walls with feature wooden panelled wall and wall paper. Fitted carpet flooring. UPVC double glazed window to front with sea views. Radiator.

REAR GARDEN

A fully enclosed rear garden with feather edge timber fencing surrounding. Southerly facing. Laid to lawn with porcelain tiled patio areas. Glass and stainless steel balustrade. Raised flower beds with timber sleepers. Summer house with UPVC French doors. Power and lighting. Composite cladding.

GARAGE

Accessible via the rear garden with PVC door opening. Power/lighting throughout. Up and over door opening to the front driveway.

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 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.

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.

PHOTOGRAPH DISCLAIMER

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PROCEEDS OF CRIME ACT 2002

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TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

