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## WentWood, Merthyr Dyfan Road, Barry CF62 9TL

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

NO FORWARDING CHAIN.. A beautifully presented and much loved family home. This four-bedroom detached property, offering generous living spaces. Located at the end of Merthyr Dyfan Road, this property overlooks a serene wooded area.

The property briefly includes an entrance porch and hallway, leading to a spacious living room that features French doors opening onto the rear garden, providing picturesque views of the adjacent woodland. The fitted kitchen/breakfast area is complemented by a utility room and a convenient W.C. cloakroom on the ground floor with potential for changing to a shower room.

On the first floor, there are four well-proportioned bedrooms along with a family bathroom.

Externally, the front of the property boasts a block-paved driveway that leads to a double garage equipped with an electric roller shutter door. A block-paved path guides visitors to the front entrance, surrounded by a mature garden filled with shrubs and bordered by woodland. The rear garden is tiered and includes a decked patio area that continues to offer stunning views of the neighbouring woods, alongside established shrubbery and areas of laid to lawn. The property also boasts a side garden with further laid to lawn and established shrubbery. There is also the option of a further hardstand for parking. The property benefits from gas central heating via a combination boiler.

Viewing is highly recommended.





## FRONT

Block paved driveway leading to a garage with electric roller shutter door. Continuation of block paved pathway leading to a UPVC double glazed front door. Laid to lawn. Planted established shrubbery. Surrounded by woodland. Side garden with Laid to lawn and planted established shrubbery with an out look to the neighbouring wood land. Side access to rear garden. Option for further hardstand to the top of side garden.

## Entrance Porch

5'08 x 7'04 (1.73m x 2.24m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed front door with obscured glass insert and side windows leading from front drive. Wood panelled door with glass insert leading through to the entrance hallway. Fire door leading through to the integral garage.

## Entrance Hallway

7'03 x 12'06 (2.21m x 3.81m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed with glass insert door leading through to the entrance porch. Wood framed sliding door with glass insert leading through to the kitchen / breakfast and living room.

## Kitchen / Breakfast

12'07 x 14'05 (3.84m x 4.39m)

Textured ceiling with coving, textured walls. Ceramic tiled flooring to the kitchen area, fitted carpet flooring to the dining area. Aluminium framed double glazed window overlooking rear garden and neighbouring woodland. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Ceramic tiled splashback's. Integrated dishwasher. Space for gas or electric cooker. Breakfast bar with glazed display units and further base units. Spacious area for dining furniture. Through opening to utility area.

## Utility Room

8'02 x 10'04 (2.49m x 3.15m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Aluminium framed double glazed window to the rear elevation with views over neighbouring woodland. UPVC double glazed patio door with obscured glass insert leading out to the rear garden. Space for washing machine, space for tumble dryer. Base unit. Wood laminate worktop. Stainless steel sink. Space for fridge / freezer. Access to storage via bi - folding doors. Wood panelled door leading through to the W.C. cloakroom. Through opening to kitchen / breakfast.

## W.C Cloakroom

5'10 x 5'11 (1.78m x 1.80m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. Wash hand basin. Close coupled toilet. Wood panelled door leading through to utility area.

## Living Room

12'07 x 22'02 (3.84m x 6.76m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Aluminium double glazed sliding patio doors leading to the rear garden. Side and front elevation windows part UPVC double glazed. Sliding wood framed door with glass inserts leading through to the entrance hallway. Feature gas-fire with marble surround and hearth.

## FIRST FLOOR

### First Floor Landing

2'11 x 16'02 (0.89m x 4.93m)

Paper ceiling with coving and loft access via a drop down hatch and ladder, papered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two, three and bedroom four. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising from the ground floor.

### Bedroom One

10'11 x 12'09 (3.33m x 3.89m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Aluminium framed double glazed windows to the rear and side elevations with far-reaching woodland views, and views over the rear and side gardens. Built in wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Two

8'07 x 11'05 (2.62m x 3.48m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator.

Double glazed window to the rear elevation with far-reaching woodland views and views over the garden. Access to built-in wardrobe. Wood panelled door leading through to the first floor landing.

### Bedroom Three

7'08 x 10'11 (2.34m x 3.33m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

### Bedroom Four

9'01 x 10'11 (2.77m x 3.33m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Aluminium framed window with double glazed side elevation with woodland views and views over the side garden. Access to over stairs storage. Wood panelled door leading through to the first floor landing.

### Family Bathroom

5'01 x 10'10 (1.55m x 3.30m)

Textured ceiling, ceramic tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window to the side elevation. Bath. Pedestal wash hand basin. Close coupled toilet. Double walk in shower with integrated jets. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear garden with views over neighbouring woodland, block paved pathway and seating area. Sandstone paved pathway and raised patio area with raised flower beds. Laid to lawn. Planted established shrubbery. Feather edge fencing surrounding. Steps leading to UPVC double glazed sliding doors leading to the living room. UPVC double glazed door leading to the utility room. Side access to side garden and access to front drive.

## GARAGE

11'08 x 16'06 (3.56m x 5.03m)

Electric roller shutter door to block paved driveway. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the entrance porch. Power and lighting.

## 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.

## 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

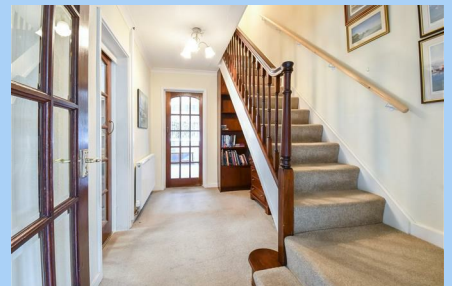
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

## 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.



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