



38 Heol Y Sianel, Barry CF62 3ND £350,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING B

Nestled in the sought-after area of Rhose Point, this delightful detached house on Heol Y Sianel offers an exceptional living experience. With four generously sized bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy family evenings and lively gatherings with friends.

The modern kitchen is a standout feature, designed to meet the needs of contemporary living while providing a stylish space for culinary creativity. It seamlessly connects to the living areas, making it ideal for socialising while preparing meals.

Step outside to discover a beautiful enclosed rear garden, a true oasis of tranquillity. The garden boasts established shrubbery, a well-maintained lawn, and a sun deck, perfect for enjoying sunny afternoons or hosting summer barbecues. This outdoor space is not only private but also offers a wonderful setting.

Additionally, the property includes a driveway that provides parking for two cars, adding to the convenience of this lovely home. With its spacious living areas, modern amenities, and charming garden, this house is a rare find in a desirable location.

Don't miss the opportunity to make this wonderful property your new home.



FRONT

Enclosed by brick wall with modern glass inserts, laid decorative sandstone chippings. Laid Astro Turfed Lawn. Driveway providing parking for two vehicles. Paved pathway leading to a composite front door. Side access to rear garden.

Entrance Hallway

6'06 x 14'10 (1.98m x 4.52m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Composite front door with obscured glass insert leading from front. Fitted carpet staircase rising to the first floor. Wood framed glass insert doors leading to living / dining room, kitchen / breakfast and utility area. A further wood framed glass insert door leading to a W.C. Cloakroom.

Living / Dining Room

10'03 x 25'02 (3.12m x 7.67m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the rear and side elevations. UPVC double glazed French doors leading to the rear garden. Wood framed glass insert door leading through to the entrance hallway.

Kitchen / Breakfast

8'01 x 11'02 (2.46m x 3.40m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls - part porcelain tiled. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. One and half bowl stainless steel sink. Integrated four ring gas hob with stainless steel splashback. Stainless steel cooker hood. Integrated double oven. Space for fridge / freezer. Wood panel door with glass insert leading through to the entrance hallway. Space for table & chairs.

Utility Room

5'11 x 9'11 (1.80m x 3.02m)

Smoothly plastered ceiling within inset lights. Smoothly plastered walls. Wood laminate flooring. Wall mounted electric heater. Wall and base units. Wood laminate worktops. Space for washing machine, space for tumble dryer. Wall mounted combination boiler. Wood framed door with glass insert leading through to the entrance hallway. Wood framed door with glass insert leading through to the sitting-room.

Sitting Room

9'08 x 13'02 (2.95m x 4.01m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood laminate flooring. Wall mounted electric heater. UPVC double glazed window to the front elevation. Wood framed door with glass insert leading through to the utility room.

W.C Cloakroom

3'30 x 6'10 (0.91m x 2.08m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Ceramic tiled flooring. Wall mounted radiator. Ceramic tiled splashbacks. Pedestal wash hand basin. Close coupled toilet. Wood Framed door with glass insert leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

4'08 x 10'09 (1.42m x 3.28m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood framed door leading to bedroom one, two, three and bedroom four. A Further wood panel door leading to the family bathroom. Access to airing cupboard. Fitted carpet staircase rising from the ground floor.

Bedroom One

13'01 x 13'04 (3.99m x 4.06m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built in double wardrobe. Wood panel door leading to an ensuite shower room. Wood panel door leading to the first floor landing.

En-Suite Shower Room

3'11 x 7'09 (1.19m x 2.36m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashback's. Vinyl flooring. Wall mounted towel rail. Vanity wash hand basin. Close coupled toilet. Double shower with thermostatically controlled shower overhead. Wood panelled door leading through to bedroom one.

Bedroom Two

10'00 x 13'03 (3.05m x 4.04m)

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

Bedroom Three

8'08 x 10'08 (2.64m x 3.25m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading to the first floor landing.

Bedroom Four

7'05 x 10'08 (2.26m x 3.25m)

Smoothly plastered ceilings, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear and side elevations. Built in storage. Wood panel door leading through to the first floor landing.

Family Bathroom

6'07 x 6'11 (2.01m x 2.11m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashback's. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Close coupled toilet. Bath. Wood panel door leading through to the first floor landing.

REAR

Beautifully presented enclosed rear garden with feather edged fencing surrounding. Patio area with French doors leading from the living room. Steps ascending to a laid lawn. A raised sun deck providing ample room for garden furniture with power supply. Planted established shrubbery. Space for a large composite storage shed. Outside water tap. Side access to front.

COUNCIL TAX

Council tax band E

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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.

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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.



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