



17 Cudd Y Coed, Barry CF63 1FE £449,950 Freehold

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

Nestled in the tranquil cul-de-sac of Cudd Y Coed, this stunning four-bedroom detached house offers a perfect blend of comfort and modern living within the sought-after Pencoedtre Village development, just on the outskirts of Barry. The property boasts excellent transport links, with easy access to the M4 and Cardiff, as well as being conveniently close to local amenities and schools. The property benefits from owned Sola panels and electric car charging point.

Upon entering, you are greeted by a welcoming hallway that leads to a versatile study, ideal for home working. The first floor features a generously sized living and dining room, perfect for entertaining, alongside a spacious kitchen breakfast area. French doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces. A convenient W.C cloakroom is also located on this level.

Ascending to the second floor, you will find four well-appointed bedrooms, each designed with comfort in mind. The master bedroom is particularly impressive, featuring built-in double wardrobes and a luxurious en-suite shower room. A modern family bathroom serves the additional bedrooms.

The large rear garden is a true highlight, accessible from the first floor. It features a slate-paved patio area, a well-maintained lawn surrounded by established shrubbery, and a raised composite decked area, perfect for garden furniture and outdoor gatherings. Steps lead down to a further wood-decked area, complete with a sunken trampoline, and a gate provides convenient access to the front of the property.

The driveway offers parking for up to five vehicles and leads to a garage equipped with power and lighting, adding to the practicality of this delightful home. With UPVC double-glazed windows and gas central heating throughout, this property is both energy-efficient and comfortable. This charming residence is an ideal choice for families seeking a peaceful yet connected lifestyle.



FRONT

Large driveway providing parking for multiple vehicles. Laid lawn and planted established shrubbery. Side gates access to rear garden. Access to garage via an up and over door.

Entrance Hallway

6'07 x 11'04 (2.01m x 3.45m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Wood laminate flooring. Fitted carpet staircase rising to the first floor. Wall mounted radiator. Composite front door with obscured glass insert and side windows. Through opening to study area. Access to cloak area.

Study

8'08 x 17'03 (2.64m x 5.26m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to under stairs storage cupboard. Through opening to the entrance hallway.

FIRST FLOOR

First Floor Landing

2'10 x 13'04 (0.86m x 4.06m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to the side elevation. A further fitted carpet staircase rising to the second floor. Wood panelled doors leading to spacious lounge and dining area, and kitchen / breakfast. W.C. cloakroom.

Living / Dining Room

20'03 x 24'03 (6.17m x 7.39m)

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

Kitchen / Breakfast

10'05 x 22'02 (3.18m x 6.76m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed windows to the rear elevation. UPVC double glazed sliding patio doors leading to the rear garden. A Modern fitted kitchen comprising of wall and base units. Oak worktops and breakfast bar. Composite panelled splashbacks. Stainless steel sink. Range cooker. Stainless steel cooker hood. (to remain). Integrated dishwasher. Integrated washing machine. Integrated American fridge / freezer. Glazed wall units. Wood panelled door leading through to the first floor landing.

W.C Cloakroom

3'05 x 5'05 (1.04m x 1.65m)

Smoothly plastered ceiling, smoothly plastered walls half porcelain tiled. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass. Close coupled toilet. Wall mounted wash hand basin. Wood panelled door leading through to the first floor landing.

SECOND FLOOR

Second Floor Landing

8'11 x 14'11 (2.72m x 4.55m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. UPVC double glazed window to the side elevation with obscured glass. Wood panelled doors leading to bedrooms one two and bedroom's three and four. Further wood panelled door leading to a family bathroom. Access to airing cupboard and separate storage cupboard.

Bedroom One

11'07 x 14'09 (3.53m x 4.50m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Built-in double wardrobes. Wood panelled door leading to an en-suite shower room. A further wood panelled door leading through to the second floor landing.

En-Suite

5'05 x 8'09 (1.65m x 2.67m)

Smoothly plastered ceiling with inset lights, ceramic tiled walls with vent extractor. Ceramic tiled flooring. Wall mounted towel rail. Wall mounted illuminated mirror. UPVC double glazed window to the side elevation with obscured glass. Vanity toilet, vanity wash hand basin. Double shower with thermostatically controlled shower overhead.

Bedroom Two

10'05 x 12'11 (3.18m x 3.94m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the second floor landing.

Bedroom Three

8'02 x 12'05 (2.49m x 3.78m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the second floor landing.

Bedroom Four

7'09 x 10'05 (2.36m x 3.18m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the second floor landing.

Family Bathroom

5'03 x 10'04 (1.60m x 3.15m)

Smoothly plastered ceiling with inset lights and vent extractor, ceramic tiled walls and flooring. Acoustic paneling. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear. Close coupled toilet. Bath with thermostatically controlled shower overhead. Vanity wash hand basin. Wood panelled door leading through to the second floor landing.

REAR

A large landscaped rear garden. Slate tiled patio area. Laid to lawn area surrounded with planted established shrubbery. Feather edged fencing. Side raised composite decked area providing ample room for garden furniture. Glass balustrade and gate leading down composite steps to a further wood decked area with sunken trampoline area and gate access to front.

GARAGE

COUNCIL TAX

Council tax band F

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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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