



7 St. Lythans Road, Barry CF62 7NG

£375,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Nestled on St. Lythans Road in the charming town of Barry, this beautifully presented semi-detached house is a true gem. With its double bay front and traditional features, this property has been thoughtfully renovated to a high standard by the current owners, making it an ideal family home. Situated just off Pontypridd Road and Peterswell Road, this home offers easy access to local shops, schools, and public transport, making it a perfect choice for families and commuters alike.

Upon entering, you are greeted by an inviting entrance porch that leads into a spacious hallway adorned with original parquet flooring. The ground floor boasts two reception rooms, including a cosy living room complete with a log-burning stove, and the continuation of the original parquet flooring perfect for those chilly evenings. The sitting room seamlessly flows into an extended open-plan kitchen and dining area, which is a highlight of the home. This modern kitchen is equipped with integrated appliances and features a stunning lantern roof, allowing natural light to flood the space. Bi-folding doors open up to the rear garden, creating a wonderful indoor-outdoor living experience. Additionally, the ground floor includes a utility area and a convenient cloakroom.

Moving to the first floor, you will find two generously sized double bedrooms and a single bedroom, providing ample space for family or guests. The family bathroom is also located on this level, ensuring comfort and convenience.

The rear garden is a delightful retreat, featuring a large area laid to lawn, established shrubbery, and a raised patio with a pergola, perfect for al fresco dining while enjoying views over the picturesque Vale.

The property also benefits from parking for three vehicles, along with a garage, adding to its appeal.



FRONT

Enclosed front garden with laid paved pathway with planted established shrubbery surrounding. Driveway with parking for multiple vehicles and access to garage. Composite front door leading to entrance porch.

Entrance Porch

3'08 x 5'07 (1.12m x 1.70m)

Smoothly plastered ceiling with inset lights. UPVC double glazed windows to the front and side elevations, Composite front door with obscured glass insert. Wood framed door with glass insert leading to the entrance hallway.

Entrance Hallway

5'11 x 14'08 (1.80m x 4.47m)

Smoothly plastered ceiling, smoothly plastered walls. Original parquet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to living room, sitting room, utility area and W.C. cloakroom. Wood framed door leading through to the entrance porch.

Living Room

13'03 x 13'06 (4.04m x 4.11m)

Smoothly plastered ceiling, smoothly plastered walls. Original parquet flooring. Wall mounted radiator. UPVC double glazed bay front window to the front elevation. Log burning stove with slate hearth and floating oak beam. Wood panelled door leading through to the entrance hallway.

Sitting Room

12'01 x 13'02 (3.68m x 4.01m)

Smoothly plastered ceiling, smoothly plastered walls. Original parquet flooring. Wall mounted radiator. Wood panelled door leading through to the entrance hallway. Through opening to kitchen / dining.

Kitchen / Dining

10'06 x 19'00 (3.20m x 5.79m)

Smoothly plastered ceiling with inset lights and aluminium lantern, smoothly plastered walls. Original parquet flooring. Wall mounted vertical radiator. Aluminium bi - folding doors. UPVC double glazed window. A modern fitted kitchen comprising of wall and base units. Quartz worktops and upstands. Integrated combination oven / microwave with slide & hide mechanism and WIFI controlled, integrated induction hob, integrated under counter fridge and integrated dishwasher. Composite sunken sink. Breakfast bar with additional base storage. Wood panelled door leading to utility room. Through opening top sitting room.

Utility Room

7'10 x 8'09 (2.39m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the side elevation. Wall mounted combination boiler. Wood panelled door leading through to the entrance hallway. A further wood panelled door leading through to kitchen / dining room.

W.C Cloakroom

2'06 x 4'10 (0.76m x 1.47m)

Smoothly plastered ceiling, Metro style tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the side elevation. Vanity wash hand basin, close coupled toilet. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

5'10 x 10'00 (1.78m x 3.05m)

Smoothly plastered ceiling with loft access with fixed ladder and boarded loft area. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedroom one two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

13'05 x 13'08 (4.09m x 4.17m)

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

Bedroom Two

12'01 x 13'05 (3.68m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far reaching vale views. Wood panelled door leading through to the first floor landing.

Bedroom Three

8'02 x 8'03 (2.49m x 2.51m)

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.

Family Bathroom

5'11 x 6'07 (1.80m x 2.01m)

PVC panelled ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden recently landscaped by the current owners with raised paved patio area leading from the kitchen / dining area with far reaching vale views. Steps descend to a further paved patio area with pergola providing ample room for garden furniture. Laid to lawn. Planted established shrubbery. Access to garage.

GARAGE

Electric garage door operated by fob entry. Power and lighting. UPVC double glazed door leading to rear garden.

COUNCIL TAX

Council tax band

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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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