



18 Heol Fioled, Barry CF63 1HB £460,000 Freehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING

Situated in the charming area of Heol Fioled, Barry, this beautifully presented detached family home offers an exceptional living experience. With four spacious double bedrooms, including a master suite complete with an en-suite bathroom, this property is designed to accommodate the needs of a growing family.

The home boasts three inviting reception rooms, providing ample space for relaxation and entertainment. The fully fitted kitchen, complemented by a utility room, is perfect for those who enjoy cooking and hosting gatherings. The layout of the house ensures a seamless flow between the living areas, making it ideal for both family life and social occasions.

Step outside to discover an enclosed rear garden, featuring a delightful patio area and mature shrubbery, creating a tranquil outdoor retreat. This space is perfect for children to play or for hosting summer barbecues with friends and family.

Parking is a breeze with a driveway that accommodates up to five vehicles, along with a detached single garage for additional storage or vehicle protection.

This property is not just a house; it is a home that offers comfort, style, and convenience in a sought-after location. Whether you are looking to settle down or invest in a family-friendly environment, this residence is sure to impress. Don't miss the opportunity to make this stunning property your own.



FRONT

A detached property with mature shrubbery surrounding. Access to drive way and garage. Paved pathway with stainless steel balustrade and glass inserts. Access to the entrance hallway via a composite front door.

DRIVEWAY & GARAGE

Driveway features a tarmac drive with space for multiple vehicles. The property includes a detached garage accessible via a UPVC double-glazed door from the rear garden and an electric door at the front. Full power and lighting.

ENTRANCE HALLWAY

16'4 x 6'2 (4.98m x 1.88m)

Accessed via a composite glass insert panel door with a skylight, the hallway has a plastered ceiling with coving, plastered walls with a feature wallpapered wall, and a high-gloss tiled floor. It includes a wall-mounted radiator and fitted carpet stairs leading to the first floor, with storage underneath. Wooden doors open to the sitting room, living room, and kitchen.

SITTING ROOM

16'6 x 8'2 (5.03m x 2.49m)

This room features a smoothly plastered ceiling with coving, plastered walls with a feature wallpapered wall, and wood flooring. A UPVC double-glazed window at the front offers views over greenery and distant sea views across the Bristol Channel. A wall-mounted radiator is also present.

LIVING ROOM

16'6 x 10'8 (5.03m x 3.25m)

The living room has a smoothly plastered ceiling with coving, plastered walls with a wallpapered feature wall, and wall-mounted lighting. It includes a UPVC double-glazed window to the front with views of greenery and the sea. The room features a fireplace with a timber surround and has double glass panel doors that open into the dining space.

DINING ROOM

10'4 x 9'0 (3.15m x 2.74m)

Currently used as an office, this area has a plastered ceiling with coving, plastered walls, and wood flooring. UPVC double-glazed French doors open to the rear garden, and another door leads into the kitchen. The space is heated by a wall-mounted radiator.

KITCHEN

11'1 x 10'2 (3.38m x 3.10m)

The kitchen features a plastered ceiling, plastered walls with a feature wallpapered wall, and a continuation of the high-gloss tile flooring from the hallway. A UPVC double-glazed window overlooks the rear garden. It is fitted with eye-level and base units, laminate work surfaces, ceramic and glass splashbacks, and a composite one-and-a-half sink with a mixer tap. There is plumbing for a dishwasher, space for an electric cooker with an extractor fan above, and space for an American-style fridge-freezer. The kitchen also has a breakfast dining area with a radiator, under-counter and plinth spotlighting, and a doorway to the utility room.

UTILITY ROOM

6'1 x 5'3 (1.85m x 1.60m)

With a plastered ceiling and walls, the utility room has ceramic splashback tiles and a continuation of the high-gloss tiled floor. It is equipped with a range of wall and base units, laminate work surfaces, plumbing for a washing machine, and space for a tumble dryer. A UPVC double-glazed door provides access to the rear garden, and another door leads to the WC cloakroom. It also features under-counter and plinth spotlighting.

W.C./CLOAKROOM

5'5 x 4'0 (1.65m x 1.22m)

This room has a plastered ceiling, wallpapered walls with partial ceramic tiling, and a continuation of the tiled flooring. It contains a pedestal wash hand basin with a mixer tap, a close-coupled toilet, a wall-mounted radiator, and a UPVC double-glazed obscure glass window to the side.

FIRST FLOOR

LANDING

The first-floor landing features a smoothly plastered ceiling with coving, smoothly plastered walls, and a fitted carpet. It provides loft access and has doors leading to the bedrooms, family bathroom, and an airing cupboard. The airing cupboard contains fitted shelving and a wall-mounted combination boiler.

BEDROOM ONE

15'7 x 11'2 (4.75m x 3.40m)

This room has a smoothly plastered ceiling with coving, smoothly plastered walls, and wood-effect flooring. A UPVC double-glazed window offers views of the front elevation, greenery, and distant sea views across the Bristol Channel. The room includes a wall-mounted radiator, a fitted double wardrobe, a single wardrobe, and a door to the en-suite shower room.

EN-SUITE

7'2 x 6'2 (2.18m x 1.88m)

The en-suite has a smoothly plastered ceiling, smoothly plastered walls with a feature wallpapered wall and partial ceramic tiling, and non-slip vinyl flooring. It is equipped with a UPVC double-glazed obscure glass window to the front, an extractor fan, a vanity wash hand basin with a mixer tap, and a close-coupled toilet with a vanity unit. Additionally, there is a wall-mounted towel rail heater and a walk-in shower cubicle with a mains-operated shower.

BEDROOM TWO

11'3 x 8'2 (3.43m x 2.49m)

This bedroom features a smoothly plastered ceiling with coving, plastered walls, and wood-effect flooring. It includes a UPVC double-glazed window overlooking the rear garden, a fitted wardrobe, and a wall-mounted radiator.

BEDROOM THREE

14'4 x 8'7 (4.37m x 2.62m)

This room has a smoothly plastered ceiling with coving, plastered walls with a feature wallpapered wall, and wood-effect flooring. A UPVC double-glazed window at the front provides views over greenery and distant sea views of the Bristol Channel. The room also contains a double fitted wardrobe and a wall-mounted radiator.

BEDROOM FOUR

11'3 x 8'1 (3.43m x 2.46m)

Featuring a plastered ceiling with coving, plastered walls, and wood-effect flooring, this bedroom has a UPVC double-glazed window that overlooks the rear garden. It is also fitted with a wall-mounted radiator.

FAMILY BATHROOM

7'6 x 6'3 (2.29m x 1.91m)

The bathroom has a plastered ceiling, plastered walls with partial ceramic tiles, and tile-effect flooring. There is a UPVC double-glazed obscure glass window to the rear. Fixtures include a vanity wash hand basin with a mixer tap, shaver points, a close-coupled toilet, and a bath with a mixer tap and shower attachment. The room is completed by a wall-mounted vertical towel rail heater and an extractor fan.

REAR GARDEN

The rear garden is fully enclosed with paved patio areas, decked patio area and laid to lawn surrounding. Mature shrubbery with timber fencing enclosed the rear garden. Access to the front via pathway and wooden gate. Outside lighting and tap.

COUNCIL TAX

Council tax band E.

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