



22 Clos Yr Wylan, Barry

Barry

Guide Price £440,000



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Spacious four-bed semi in a prime seaside spot. Three floors, two en suites, conservatory, double garage, low-maintenance gardens, and no chain. Ideal for families or investors.

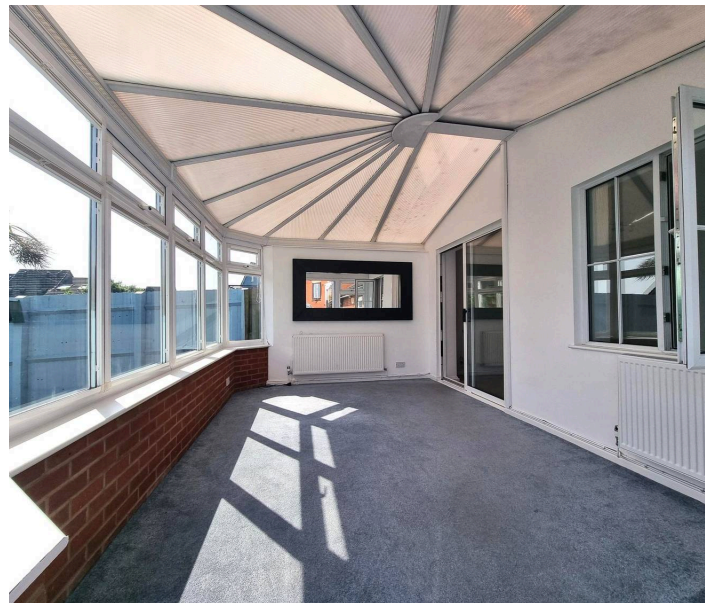
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SEASIDE LOCATION
- FOUR BEDROOMS
- TWO ENSUITES
- CONSERVATORY
- DOUBLE GARAGE
- TRIPLE GLAZED
- WELL PRESENTED
- POTENTIAL TO EXTEND
- NO ONGOING CHAIN
- LARGER THAN AVERAGE PLOT WITH SEA VIEWS TO FRONT AND REAR.





Entrance

Enter through a triple glazed Upvc door into hallway. Wood effect LVT flooring. Radiator. Triple glazed window to front. Staircase rising to first floor with fitted carpet and spindled balustrade. Panelled doors into :-

Cloakroom

Ceramic tiled flooring. Roca WC and vanity unit. Radiator. Neutral décor. Extractor fan.

Kitchen

Continuation of Lvt flooring. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in oven and hob with stainless steel cooker hood extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Triple glazed window to front. Floor standing combination boiler.

Lounge/Dining Room

13' 5" x 16' 3" (4.09m x 4.95m)

Engineered wood flooring. Radiator. Window to rear. Flat plastered walls and ceiling. Neutral décor. Sliding patio doors opening to :-

Conservatory

9' 10" x 14' 6" (3.00m x 4.42m)

A Upvc brick and double glazed conservatory with a pitched polycarbonate roof. Fitted carpet two radiators. A pair of French doors opening out to the rear garden.

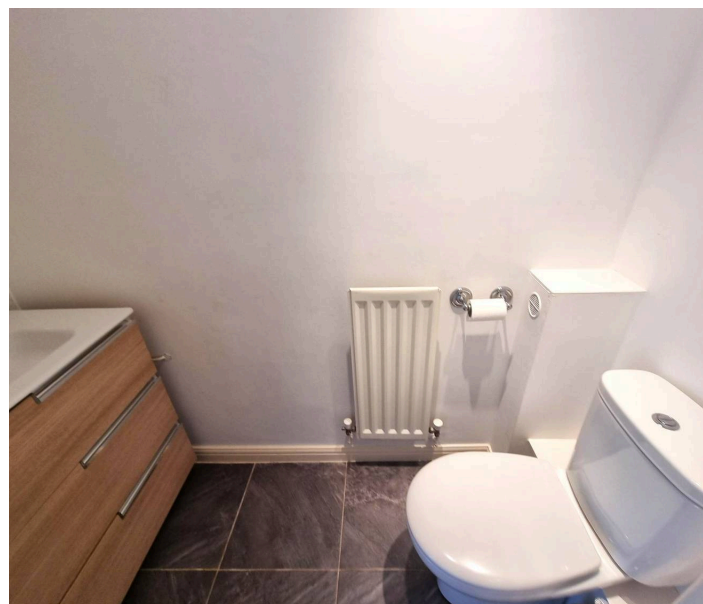
Landing.

Fitted carpet. Two built in storage cupboards. Windows to both front and side elevations. Staircase rising to second floor with fitted carpet and spindled balustrade. Panelled doors into :-

Bedroom Three

9' 7" x 10' 7" (2.92m x 3.23m)

Fitted carpet. Radiator. Triple glazed window to rear with views across the Bristol Channel and out to Flat Holme. Built in double wardrobe. Integrated sound system. Panelled door into :-



GARDEN

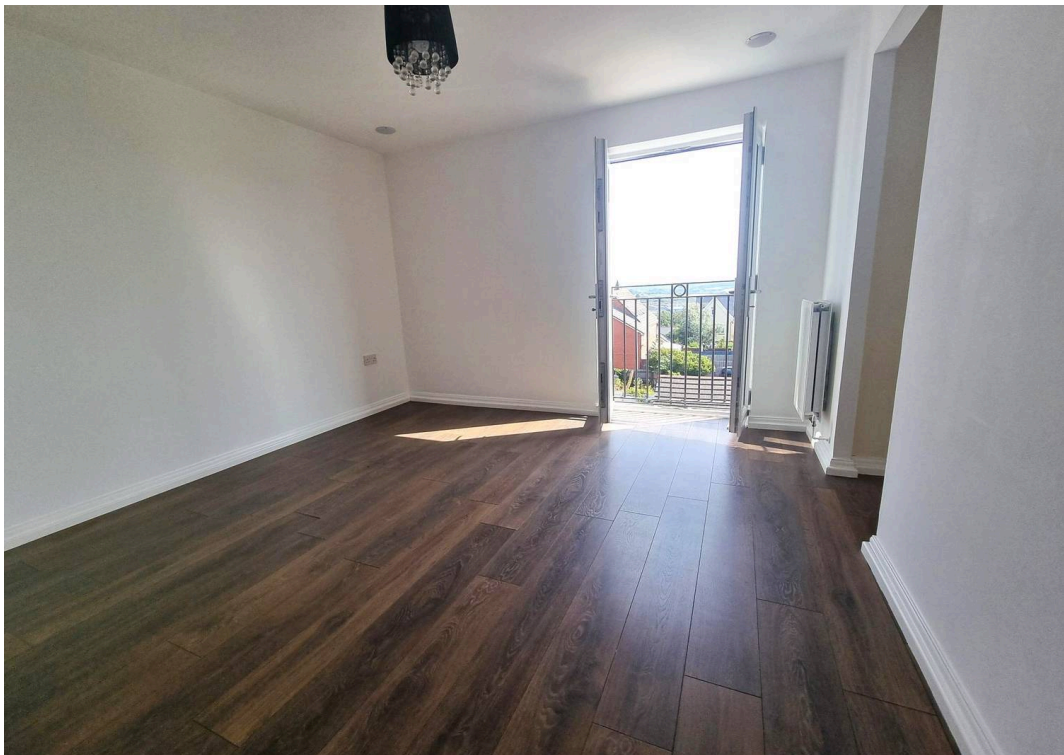
The front of the property is shingled and low maintenance with wrought iron fencing and gate, Pathway leading to entrance. The rear garden is enclosed with overlapped timber fencing. Paved and decked patio areas. Artificial lawn. Half glazed Upvc door giving access into garage.

DOUBLE GARAGE

2 Parking Spaces

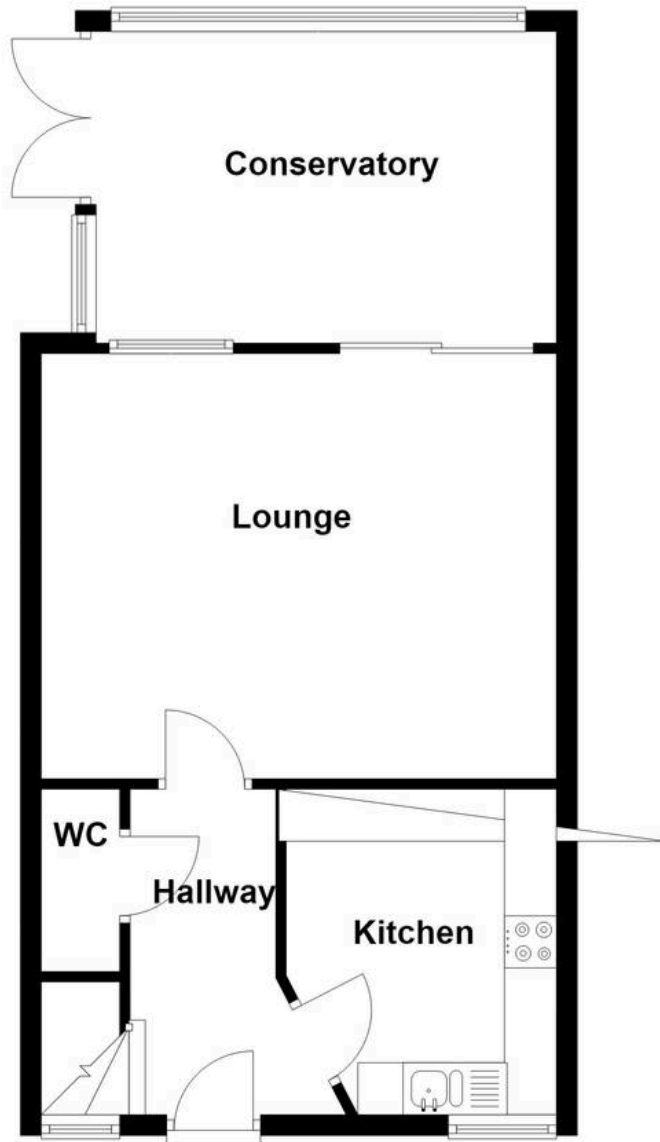
A double sized garage with power lighting and two Hormann sectional electrically controlled doors. Pitched roof for storage in the eaves. Tap for ease of watering the garden or washing the cars on the double driveway. Half glazed door offering access to rear garden.





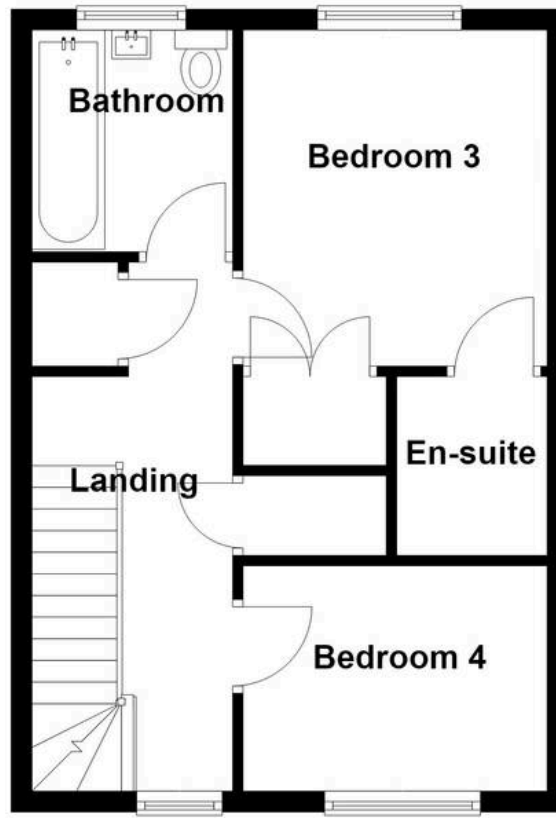
Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



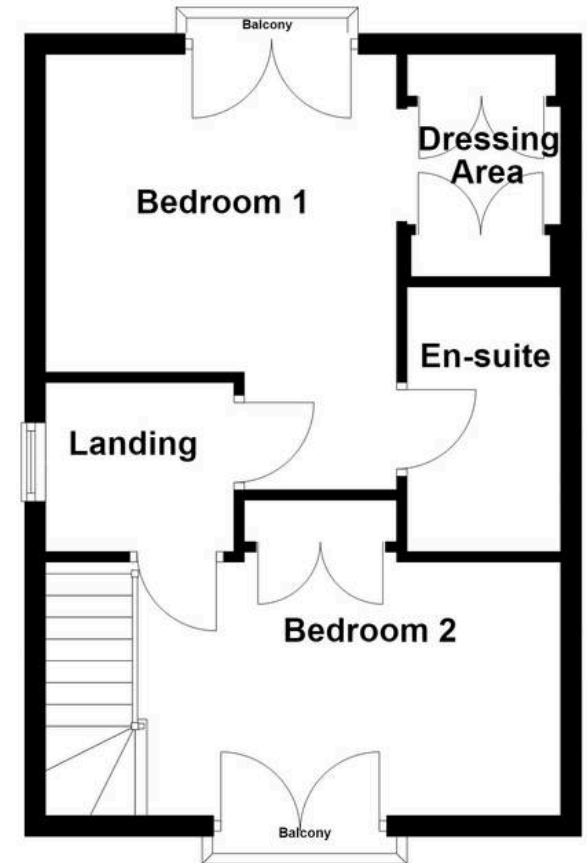
First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Second Floor

Approx. 35.8 sq. metres (385.4 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 121.8 sq. metres (1311.6 sq. feet)



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