



£399,999

7 Llys Gwent, Barry

Detached House | 4 Bedrooms | 2 Bathrooms

01446 488288

botham
williams

www.bothamwilliams.co.uk



Step Inside

Key Features

- Impressive four double bedroom detached home
- Offered with no ongoing chain
- Spacious, well-balanced layout with two reception rooms, kitchen, utility and cloakroom
- Principal bedroom with en suite, plus three further generous doubles and family bathroom
- Driveway and garage providing ample off-road parking
- Highly convenient location close to local amenities and excellent access to the M4 corridor

Property Description

Offered for sale with no ongoing chain, this well-proportioned four double bedroom detached home is ideally positioned close to a wide range of local amenities. The property benefits from gas central heating and double glazing throughout, offering comfortable and practical living.

Main Particulars

The accommodation briefly comprises a welcoming entrance hallway, spacious living room, separate dining room, kitchen, utility room and cloakroom to the ground floor. To the first floor are four genuine double bedrooms, including a principal bedroom with en suite, along with a family bathroom. Externally, the property offers a driveway and garage to the front, while to the rear sits a private garden.

Conveniently situated close to supermarkets, excellent link roads leading to the M4 corridor, popular school catchments, public transport routes and a fantastic selection of coastal path walks, beaches and parks across the Vale of Glamorgan.

Entrance Hall

Accessed via a glazed entrance door, with fitted carpet and staircase rising to the first floor.

Cloakroom

Comprising WC, wash hand basin, tiled splashback and glazed window to the front.

Lounge

5.31m x 3.78m

A generous reception room featuring fitted carpet, radiator, power points, TV point and a glazed bay window to the front.

Dining Room

3.40m x 2.51m

With fitted carpet, power points, radiator and French doors opening out to the rear garden.

Kitchen

5.03m x 3.51m

Fitted with a range of matching wall and base units with complementary work surfaces, inset sink with drainer and mixer tap, gas hob with oven and cooker hood, space for fridge/freezer, tiled splashbacks, radiator and power points. Glazed window and French doors overlook and open onto the rear garden, with a useful understairs storage cupboard.

Utility Room

2.01m x 1.60m

Providing space and plumbing for a washing machine and tumble dryer, along with power points, radiator, boiler and door to side access.

First Floor Landing

Giving access to all bedrooms and the family bathroom.

Bedroom One

3.73m x 2.87m

Featuring fitted wardrobes, carpet, radiator, power points and a glazed window overlooking the rear garden.

En Suite

Comprising WC, wash hand basin, shower cubicle, tiled splashbacks and flooring, radiator and glazed window to the side.

Bedroom Two

4.17m x 2.59m

With carpet, radiator, power points and glazed window to the rear.

Bedroom Three

4.55m x 2.64m

Offering fitted wardrobes, carpet, radiator, power points and glazed window to the front.

Bedroom Four 3.51m x 2.77m

With carpet, radiator, power points and glazed window to the front.

Family Bathroom

Comprising WC, wash hand basin, shower cubicle, panelled splashback, vinyl flooring, radiator and glazed window to the front.

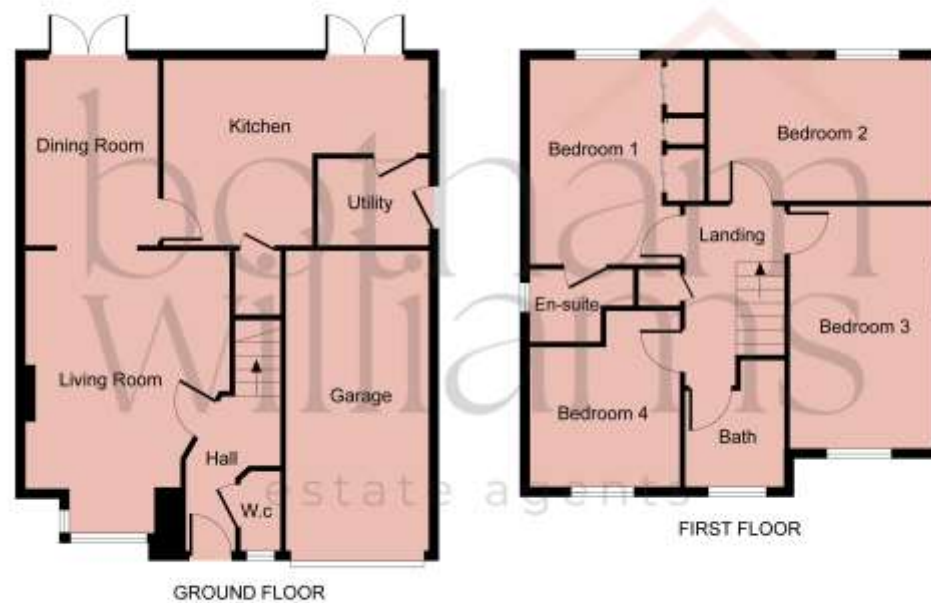
Front Garden

Enclosed frontage with driveway providing off-road parking, up-and-over garage door, lawned area and dual side access.

Rear Garden

A really private garden that is not overlooked. Featuring a patio seating area, lawn, established shrub borders, fencing, two side access points and an outside tap.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

Telephone: 01446 488288

botham
williams
estate agents

www.bothamwilliams.co.uk