

15 Maes Glas, Barry

£465,000 Freehold

STUNNING FOUR BEDROOM DETACHED FAMILY HOME • WEST END LOCATION • LARGE SIX CAR DRIVEWAY PLUS DETACHED GARAGE • SPACIOUS, LIGHT AND AIRY LOUNGE WITH BAY WINDOW • SOCIABLE OPEN PLAN KITCHEN/DINER WITH SEPARATE UTILITY ROOM • DOWNSTAIRS WC, EN-SUITE TO PRIMARY BEDROOM AND FAMILY BATHROOM • GENEROUS REAR GARDEN • EPC C72





Blackbear are proud to present this stunning four bedroom detached family home situated in the highly sought after West End of Barry. The property offers spacious, modern living ideally suited to family life. Upon entering, you are welcomed by a bright entrance hallway that leads to a spacious, light and airy lounge, featuring a generous bay window that floods the room with natural light and provides a perfect setting for both relaxation and entertaining. The heart of the home is the impressive open plan kitchen and dining area, designed to cater for both every-day living and social gatherings, with ample space for a dining table and direct access to the utility room (providing additional storage and laundry facilities). The kitchen is fitted with contemporary units, integrated appliances and stylish work surfaces, creating a sleek and functional space for culinary enthusiasts. A convenient downstairs WC completes the ground floor accommodation, adding to the practical layout of the property. Upstairs, the primary bedroom benefits from its own en-suite shower room, offering privacy and comfort, while three further well proportioned bedrooms provide flexible options for family, guests or home working. The family bathroom is finished to a high standard, featuring a modern white suite and tasteful tiling. Throughout, the property is immaculately presented, with neutral décor and high quality finishes that create a welcoming and versatile backdrop for personal touches.

The outside space is equally impressive and features a well manicured lawn bordered by flower beds filled with seasonal blooms and well-established shrubbery. There is an area of composite decking with an electric canopy, offering residents an area of cool shade to relax and unwind. There is also a handy wooden storage shed, pedestrian access into the garage and access to the front of the property on both sides of the home.

Additional features include an impressive six car driveway, providing ample off street parking for residents and visitors alike and a detached garage (ideal for secure vehicle storage or as a workshop space). The property's EPC rating of C72 ensures energy efficiency and cost effective running.

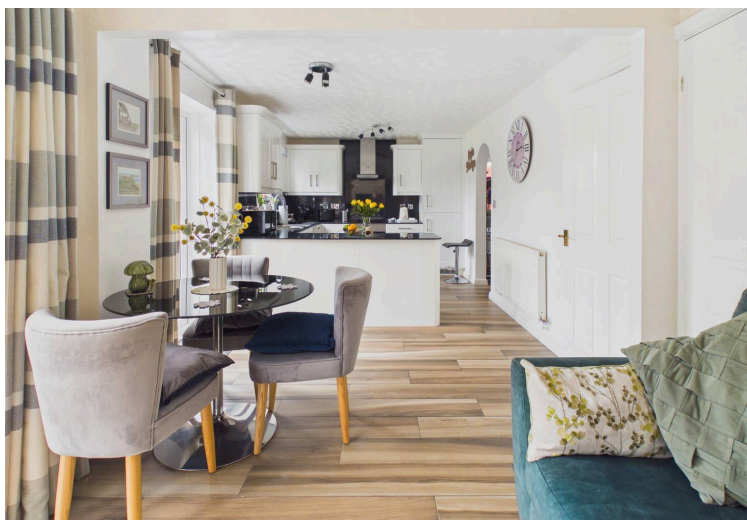
Council Tax band: F

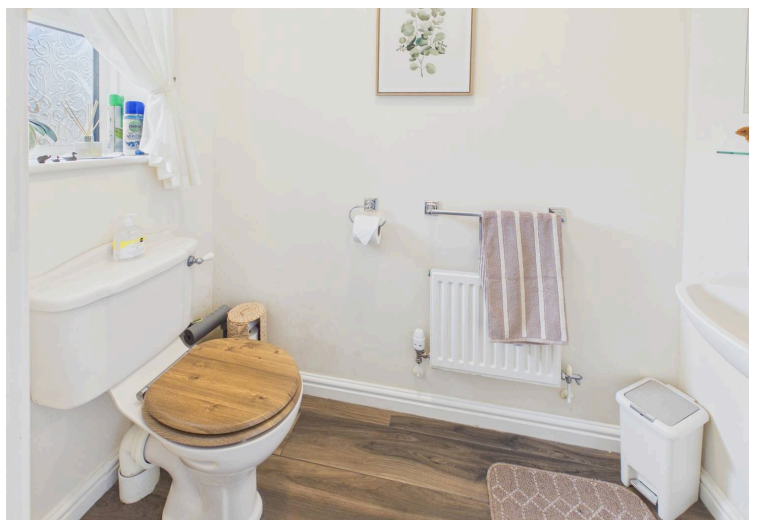
Tenure: Freehold

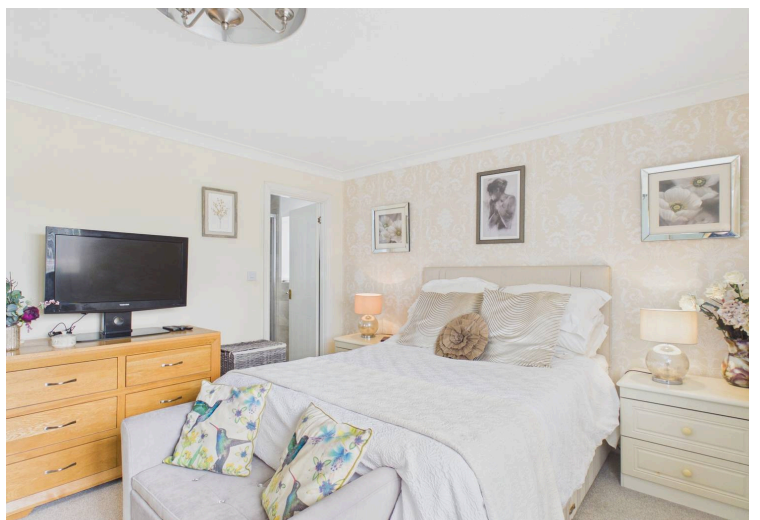
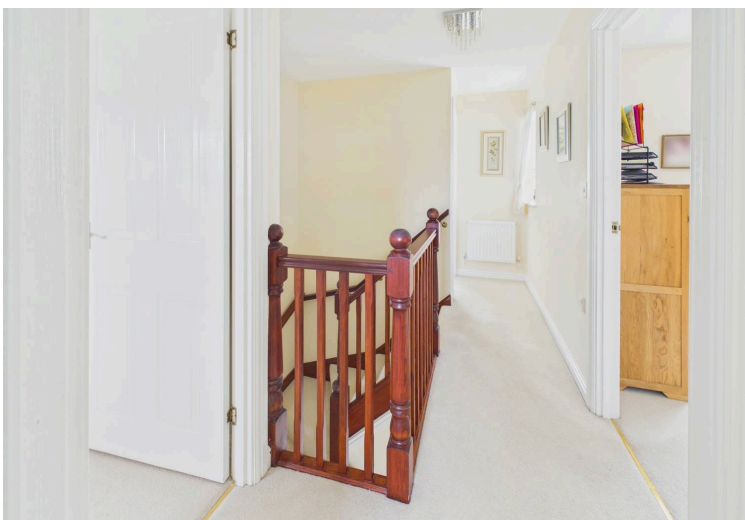
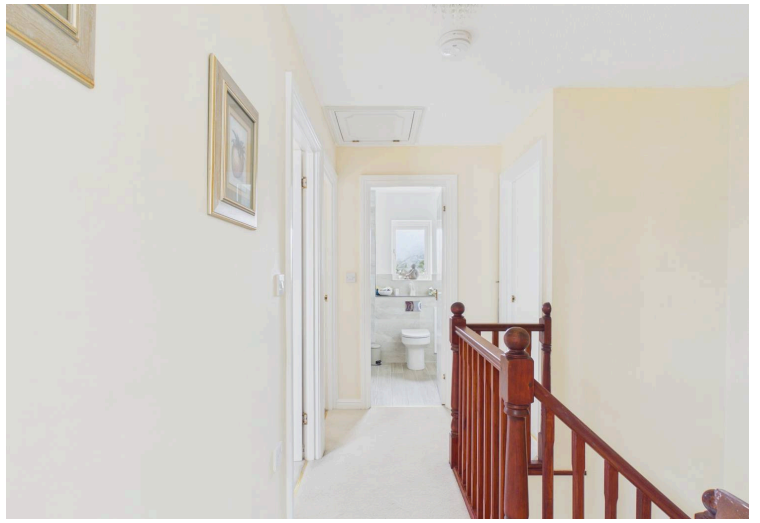
EPC Energy Efficiency Rating: C

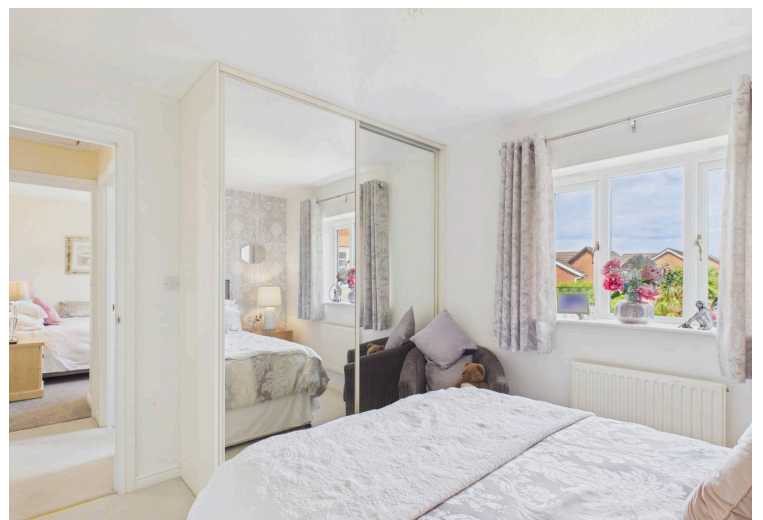
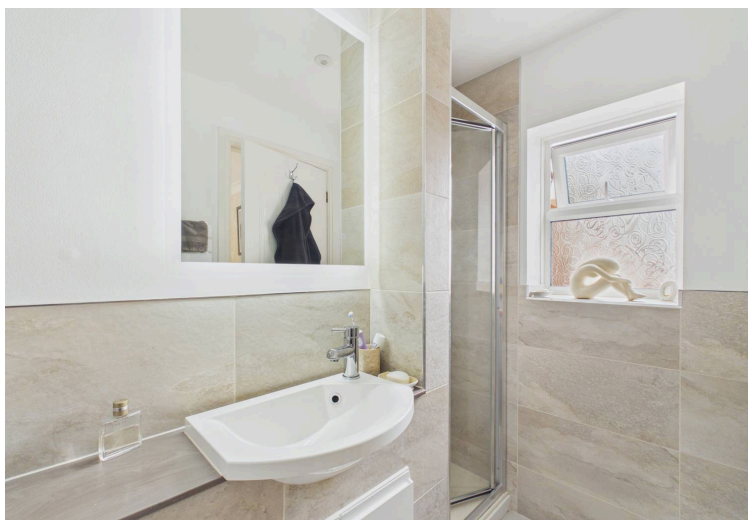
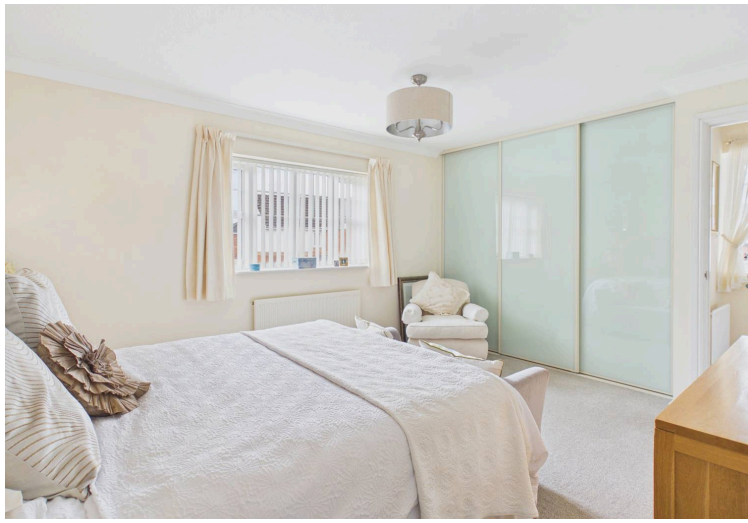
EPC Environmental Impact Rating: D

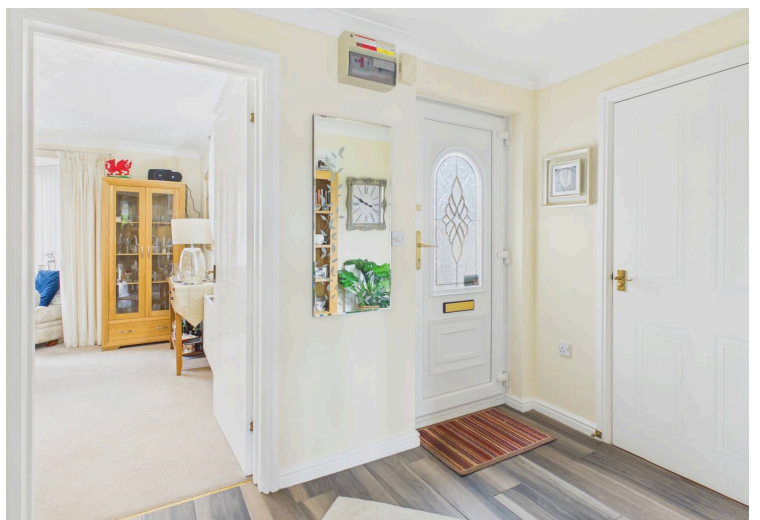


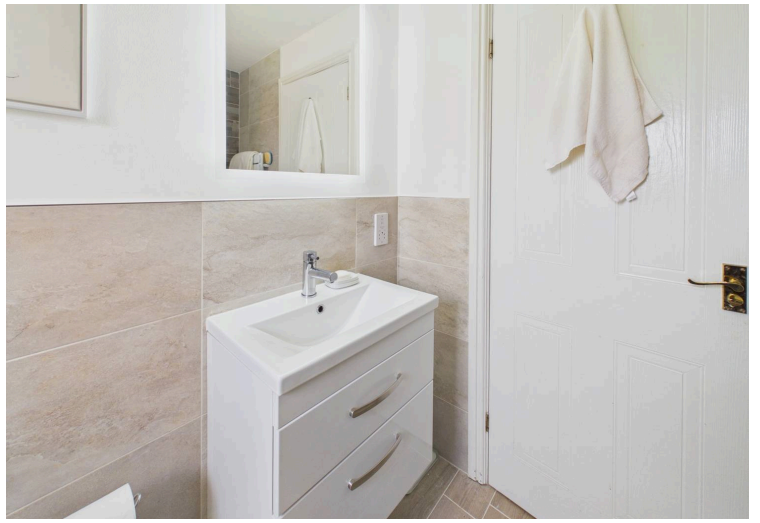
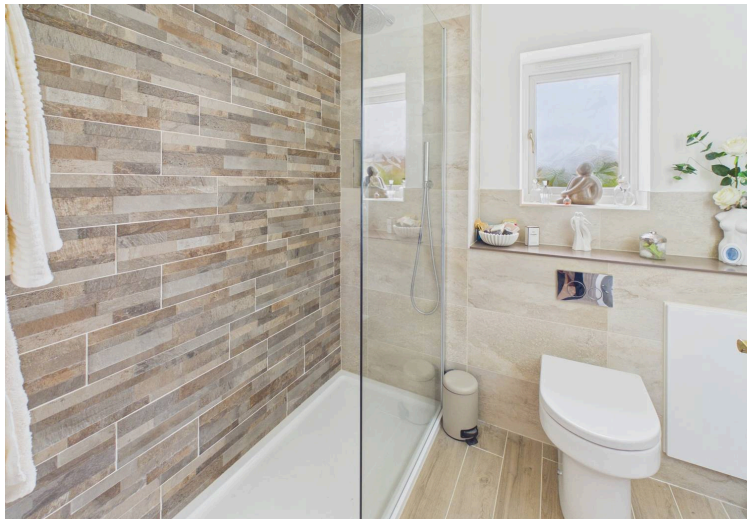








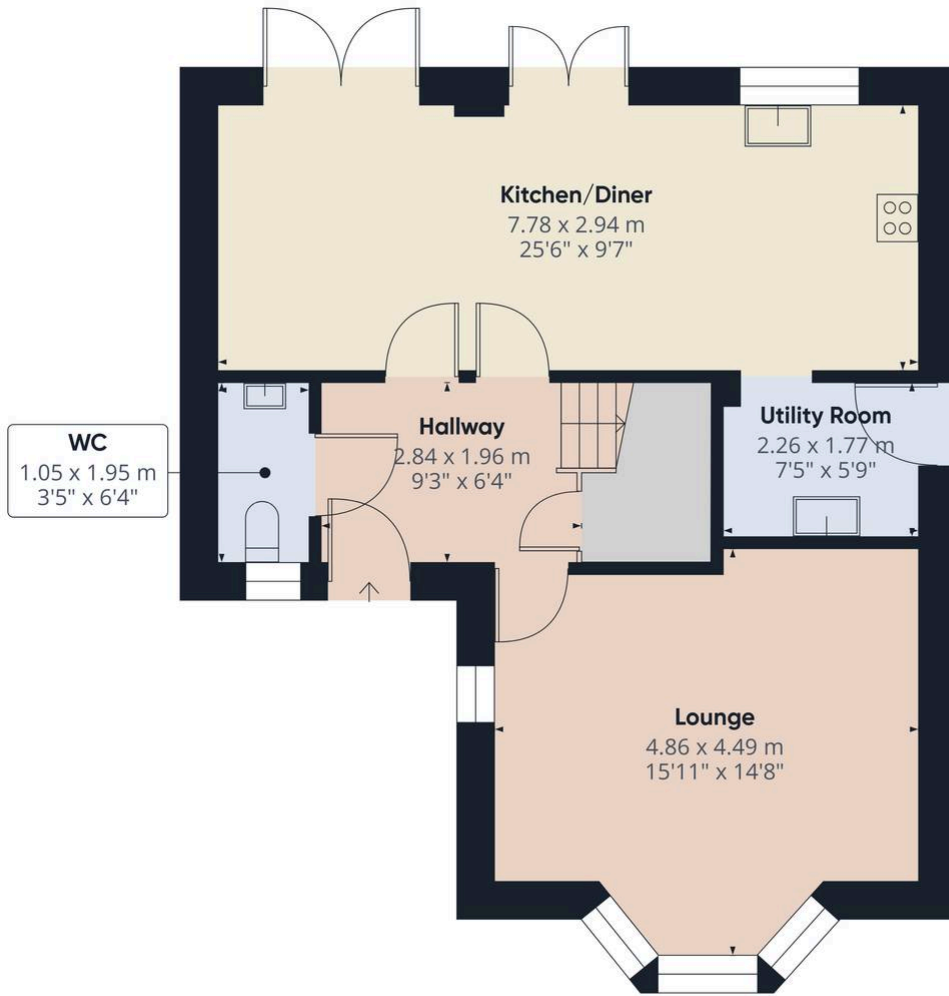






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	72	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	68	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
57.4 m²
618 ft²

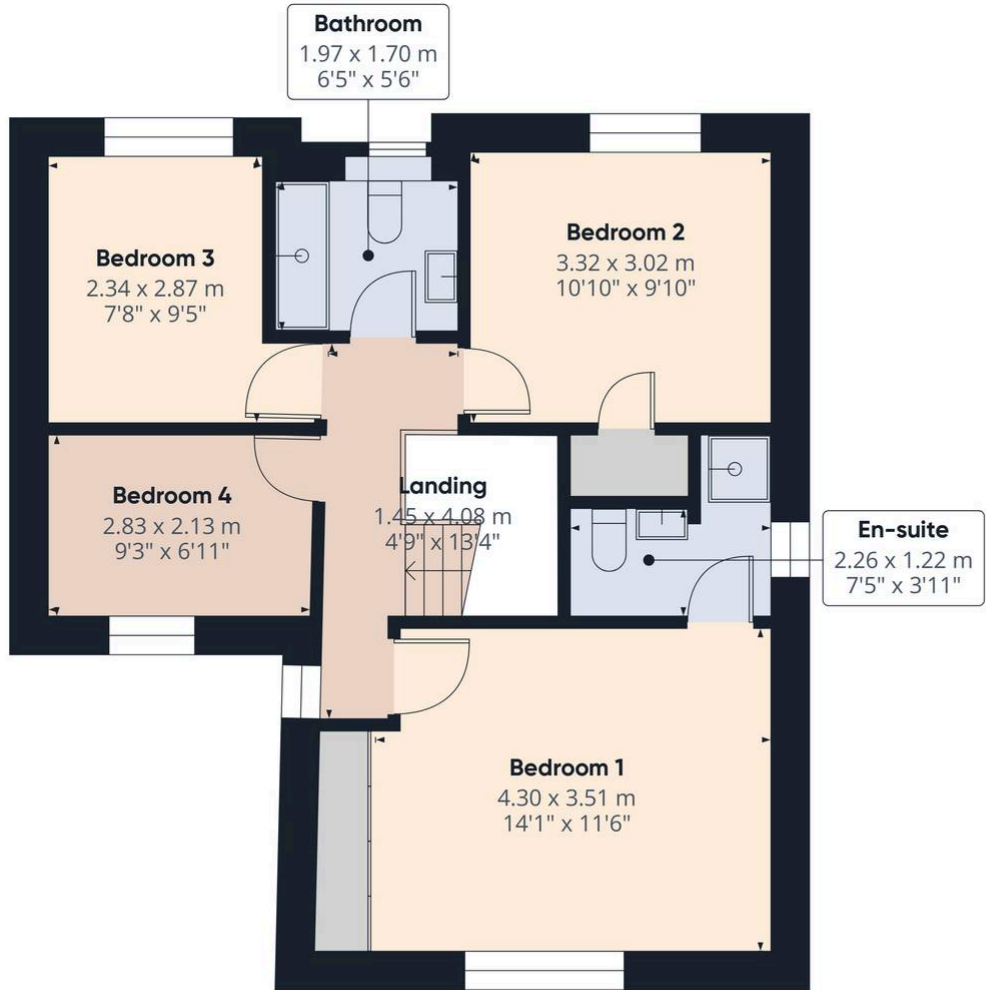
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



Approximate total area⁽¹⁾
51.4 m²
554 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor