

20 Heol Fioled

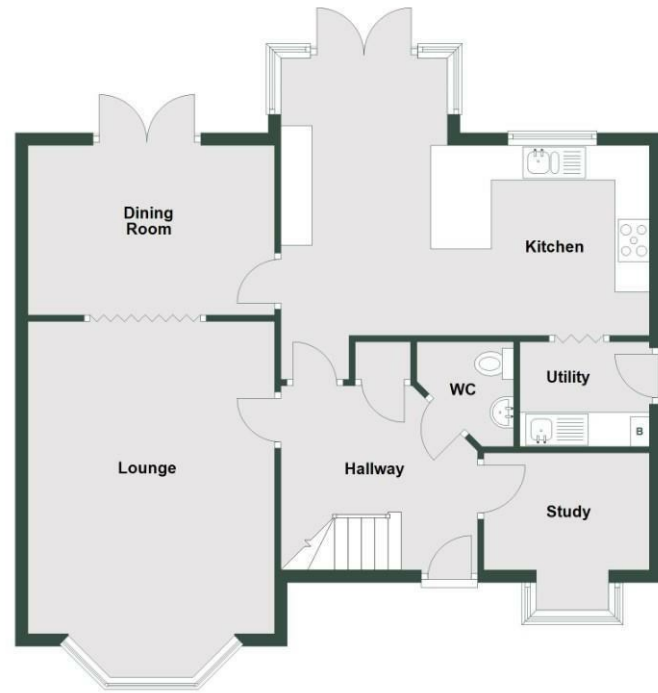


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

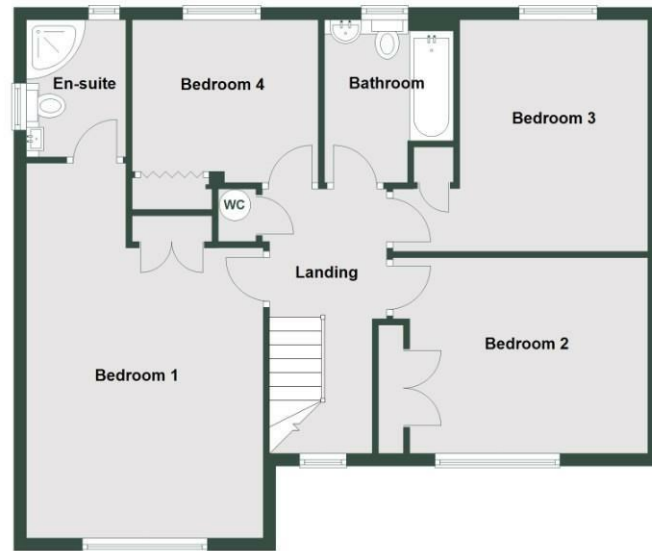
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

Ground Floor



First Floor



Total area: approx. 150.8 sq. metres (1622.8 sq. feet)  
**20 Heol Fioled**

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

SHEPHERD SHARPE



20 Heol Fioled

Barry CF63 1HB

£485,000

An outstanding four double bedroom detached property found in an elevated location looking out towards the Channel, set on one of the largest plots. Comprises spacious hallway, wc, lovely lounge, separate dining area, kitchen/breakfasting room, utility, study. To the first floor there is an attractive landing, four double bedrooms with fitted wardrobes, en-suite and family bathroom. Large front garden which is completely private, off road parking, double garage with planning to extend the garage (lapsed), private west facing rear garden. Gas central heating, uPVC double glazing, new kitchen. Freehold.

## 20 Heol Fioled



Oak front door to hallway.

### Hallway

A spacious open hallway, painted handrail to first floor, contemporary carpet, solid oak flooring, freshly decorated, radiator, cloaks cupboard. Panelled doors to all ground floor rooms.

### W.C.

Comprising wash basin and wc, both in white. Attractive half tiled walls, wood effect flooring, radiator, extractor.

### Study

8'7" x 6'3" (2.64m x 1.91m)

uPVC double glazed box bay window to front. Solid oak floor, radiator, coved ceiling, access to fuse box.



### Lounge

17'8" x 11'9" (5.39m x 3.60m)

A spacious main reception room. uPVC double glazed broad bay window to front with views looking out across the east side of Barry and the Channel. Solid oak flooring, two radiators, pretty Victorian style fire surround with living flame coal effect gas fire, two radiators, freshly decorated. Opening through to dining room.

### Dining Room

11'9" x 8'10" (3.60m x 2.70m)

uPVC double glazed door leading out to private rear garden. Oak flooring, radiator, decorated in white.

### Kitchen

19'3" x 15'5" (5.87m x 4.70m)

A stunning contemporary, newly fitted kitchen which is beautifully presented. Square bay window and additional window to rear looking onto garden from the main kitchen area, access to utility room. The kitchen is finished in grey with contemporary square edged worktops and upstand, stainless steel contemporary sink and drainer with half bowl and lever mixer tap. Five burner gas hob, extractor, oven and grill (all in stainless finish), microwave, integrated column fridge/freezer, space for additional American fridge/freezer, dishwasher. Attractive herringbone effect flooring, table and chairs, breakfast area with plenty of space for table and four chairs, two radiators, modern downlighting. uPVC double glazed windows.



### Utility

6'9" x 5'4" (2.07m x 1.65m)

Grey fitted units, wood effect worktop, sink and drainer, mixer tap, plumbing for washing machine, space for tumble dryer, access to boiler, white tiled splashback, herringbone vinyl flooring. uPVC double glazed window and doorway leading out to side, front and rear gardens.

### First Floor Landing

A bright and light well presented landing, carpet.



### Bedroom 1

19'7" x 11'8" (5.98m x 3.58m)

A generous and stylish principal bedroom. Large uPVC double glazed window to facing front with great elevated views of the front garden and Channel. Contemporary decoration, coved ceiling, large radiator, carpet, two large built-in wardrobes, access to ensuite.



## 20 Heol Fioled

### En-Suite

7'2" x 5'1" (2.20m x 1.56m)

Attractively presented in neutral pale colours and fully tiled. Close coupled wash basin and wc, plenty of built-in storage, lever mixer tap, corner shower enclosure with rainfall shower and sliding shower attachment. Chrome ladder radiator, mirror cabinet, shaver point. uPVC double glazed windows to rear and side.

### Bedroom 2

12'7" x 10'1" (3.86m x 3.08m)

A spacious second double bedroom. uPVC double glazed window to front with elevated views looking across the front garden out towards the Channel. Laminate flooring, large built-in wardrobe, coved ceiling, radiator, attractively decorated in neutral colours.

### Bedroom 3

11'6" x 9'0" (3.53m x 2.76m)

A third double bedroom. uPVC double glazed window looking onto the private rear garden. Coved ceiling, radiator, carpet, decorated in neutral colours, built-in wardrobe.

### Bedroom 4

9'8" x 8'5" (2.95m x 2.57m)

uPVC double glazed window looking onto private rear garden. Coved ceiling, radiator, carpet, built-in wardrobe.



### Bathroom

9'8" x 8'5" (2.95m x 2.57m)

Actively presented in pale colours. Comprising whirlpool bath with Mira shower, close coupled wash basin and wc with plenty of built-in storage. Chrome fittings, vinyl flooring, tiled splashback, extractor, radiator. uPVC double glazed window.



The property is set in an elevated position with good views on one of the largest plots on the development. The property is accessed by a quiet private road shared with a neighbour and has excellent off road parking and double garage. There is a large area of garden to the side of the garage we understand planning (now lapsed) was given to create some additional accommodation above the garage. This could be extended and a home office suite could be created in this area (subject to relevant planning).

### Front Garden

The front garden is east facing and well enclosed with sturdy fencing, it is a private and secure garden, part lawned with plenty of space for play equipment/children's outdoor activities, lots of parking.

### Double Garage

Double garage.

### Rear Garden

There is also a very private secluded west facing area of garden which has late afternoon sun which is mostly terraced, hot tub area and extended planting, two outside store sheds and play area.

### Council Tax

Band F £3,068.02 p.a. (25/26)

### Post Code

CF63 1HB

