



## 12 Maes-Y-Coed, Barry CF62 6SZ £715,000 Freehold

4 BEDS | 1 BATH | 4 RECEPT | EPC RATING

Situated on the charming estate of Maes-Y-Coed, Barry, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this spacious family home is ideal for those seeking room to grow and entertain.

As you enter, you are greeted by an inviting atmosphere, enhanced by well-appointed reception rooms that provide ample space for relaxation and social gatherings. The modern kitchen is a delight, featuring contemporary fittings that make cooking a pleasure. The bathroom has also been tastefully updated, ensuring convenience and style for the whole family.

One of the standout features of this property is the breathtaking sea views to the front, complemented by picturesque vistas across The Knap. Imagine enjoying your morning coffee while taking in the stunning scenery right from your home.

For those with vehicles, the property offers parking for up to three cars, making it practical for families or guests. This home truly embodies the essence of family living, with its spacious layout and beautiful surroundings.

In summary, this detached house in Maes-Y-Coed is a rare find, combining modern amenities with the charm of coastal living. It is a perfect opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this delightful property your own.



## FRONT

A spacious frontage with brick built walls surrounding, gate opening to a paved pathway with steps rising to the front entrance. Laid to lawn with established shrubbery. Block paved driveway with electric EV charge point. Electric door opening to the garage. Side access leading to the rear garden. Wooden traditional doors opening to the entrance porch.

## Entrance Porch

Plastered ceiling and walls with a UPVC double glazed door opening to the hallway.

## Hallway

10'3 x 7'4 (3.12m x 2.24m)

The hallway has a papered ceiling with coving, papered walls, and fitted carpet flooring. Stairs lead to the first floor, and there are wooden doors providing access to the washroom/toilet, dining room, living room, kitchen, and a storage cloakroom.

## WC/Cloakroom

5'9 x 4'4 (1.75m x 1.32m)

Plastered ceiling and walls with wood-effect flooring. It includes a window to the side elevation, an enclosed close-coupled toilet, and a vanity wash hand basin with a ceramic sink, storage underneath, a mixer tap, and a tiled splashback.

## Living Room

21'8 x 12'8 (6.60m x 3.86m)

This room features a papered ceiling with coving, plastered walls, and fitted carpet flooring. It has UPVC double glazed windows overlooking the front and side elevations, a wall-mounted radiator, and a fitted log-burning stove with a marble surround and hearth. An access point leads to further study.

## Study

9'2 x 7'4 (2.79m x 2.24m)

This space has a papered ceiling with coving and plastered walls. A UPVC double glazed door opens into the sunroom.

## Sun Room

20'0 x 6'6 (6.10m x 1.98m)

The sunroom has a plastered ceiling and walls, a wall-mounted radiator, and wood-effect vinyl flooring. It is surrounded by UPVC double glazed windows and a door that opens to the rear garden. One wall is a wallpapered feature wall.

## Dining Room

9'9 x 12'5 (2.97m x 3.78m)

This room features a papered ceiling with coving, fitted carpet flooring, and a UPVC double glazed window overlooking the front. It also contains a wall-mounted radiator and an under-stair storage cupboard.

## Kitchen/Breakfast Room

12'8 x 11'8 (3.86m x 3.56m)

Smoothly plastered ceiling with coving, smoothly plastered walls, and wood effect flooring. A UPVC double glazed window provides a view of the rear garden. The kitchen is fitted with base units and laminate work surfaces with up-risers. It includes a one-and-a-half stainless steel sink with a drainer board and hot tap. Built-in Neff appliances consist of a five-ring gas hob with a stainless steel splashback and a Range Master wall-mounted extractor fan. Additional under-counter appliances include a fridge and a dishwasher. There is also a tower unit housing a Neff electric oven and a microwavable oven. The room contains an under-stairs pantry, a breakfast bar with dining space, and further integrated base units.

## Inner Hallway

This space provides access to the laundry/utility room and an integral door to the garage. It has a smoothly plastered ceiling, a combination of exposed brickwork and plastered walls, and vinyl wood effect flooring. A UPVC double glazed window and a door lead to the rear of the property.

## Laundry Room

7'9 x 7'4 (2.36m x 2.24m)

UPVC double glazed window overlooking the rear garden. It is equipped with a selection of wall units, laminate work surfaces, and a one-and-a-half stainless steel sink with a mixer tap. There is plumbing for a washing machine and space for a tumble dryer, along with additional pantry storage.

## Garage

16'4 x 11'0 (4.98m x 3.35m)

It is supplied with full power and lighting, featuring an electric operating door that opens to the front driveway. Wall-mounted consumer units, as well as electric and gas meters, are located here.

## FIRST FLOOR



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## Landing

Papered ceiling with coving, papered walls with a UPVC double glazed window to the side aspect. Fitted carpet flooring. Loft access with pull down ladder. Loft is partially boarded and houses a combination boiler. Doors to bedrooms and family bathroom.

## Bedroom One

17'6 x 10'0 (5.35m x 3.05m)

The master bedroom features a papered ceiling with coving, plastered walls with one feature wallpapered wall, and fitted carpet flooring. A UPVC double glazed window offers views of the Knap Gardens, the Bristol Channel, Steep Holm, and Flat Holm. The room also includes fitted wardrobes and a wall-mounted double radiator.

## Bedroom Two

13'5 x 10'1 (4.09m x 3.07m)

The second bedroom features a papered ceiling with coving, papered walls, and fitted carpet. It includes a fitted wardrobe, a wall-mounted radiator, and wooden glass panel doors that open onto the front enclosed balcony.

## Enclosed Balcony

The enclosed balcony has a plastered ceiling and walls, with surrounding UPVC double glazed sliding windows. It provides views over the Knap Gardens, the lake, the Bristol Channel, Steep Holm, and Flat Holm.

## Bedroom Three

12'8 x 12'0 (3.86m x 3.66m)

A further bedroom has a papered ceiling with coving, plastered walls with a feature wallpapered wall, and fitted carpet flooring. It contains a wall-mounted radiator and two UPVC double glazed windows, one overlooking the rear elevation and the other overlooking the enclosed balcony.

## Bedroom Four

12'8 x 8'1 (3.86m x 2.46m)

This room features a papered ceiling with coving, papered walls, and fitted carpet flooring. It includes a fitted wardrobe, a UPVC double glazed window with views of the rear garden, and a UPVC door that opens onto an enclosed balcony.

## Rear Balcony

The balcony has a paved patio area surrounded by galvanised balustrade, offering views over Marine Drive and the rear garden.

## Family Bathroom

7'6 x 6'6 (2.29m x 1.98m)

The bathroom is equipped with a plastered ceiling with inset spotlights and an extractor fan. The walls are plastered and feature surrounding porcelain tiles, with wood-effect flooring. It contains a double shower cubicle (2-metre tray) with a mains-operated shower controlled by a wall-mounted thermostatic valve. Additional features include a vanity wash hand basin with storage and a ceramic sink with a mixer tap, an enclosed close-coupled toilet, and a vertical wall-mounted radiator.

## REAR GARDEN

Block paved patio area with electric awning. Steps rising to a laid to lawn area with mature landscaped shrubbery. Rear patio area with space for garden furniture. Side access leading back to the rear and space for garden shed. Outside lighting and tap.

## COUNCIL TAX

Council tax band G

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