



£445,000

Golwg Y Coed, Barry

Detached House | 4 Bedrooms | 3 Bathrooms

01446 488288

botham  
williams  
Estate Agents

[www.bothamwilliams.co.uk](http://www.bothamwilliams.co.uk)





# Step Inside

---

## Key Features

- An immaculately presented, spacious four bedroom detached family home.
- Conveniently located close to Cardiff and the M4 Motorway.
- Entrance hall, study, shower room, open-plan kitchen/living/breakfast room.
- First floor landing, four spacious bedrooms, one of which benefits from an en-suite and a family bathroom.
- Off-road parking, integral garage and landscaped gardens.
- Energy Rating C

## Property Description

"This house, my home, has always wrapped me in its arms with warmth and ease. If I could pick it up and relocate it nearer my friends, I would so do in a heartbeat."

## Main Particulars

"This house, my home, has always wrapped me in its arms with warmth and ease. If I could pick it up and relocate it nearer my friends, I would so do in a heartbeat."

Botham Williams are delighted to showcase this spectacular detached four bedroom property in this extremely sought after development. This show home standard property boasts high quality upgrades and elegant décor making the property more than move-in ready. It benefits from an integral garage, beautiful rear garden as well as a landscaped front garden.

The property comprises a ground floor with a living room, kitchen, study, WC and dining room with bifold doors leading out to the immaculate enclosed tiered rear garden. The first floor comprises a master suite including en-suite to the front of the property, a family bathroom, bedroom two, bedroom three and bedroom four which is currently a dressing room.

### Hallway

A welcoming space which leads to a study, a shower room, an impressive kitchen/diner and two living spaces. All rooms are zoned beautifully. Amtico floor throughout the ground floor, carpeted stairs to first floor, built-in cupboard beneath, contemporary decoration, double radiator, power points. uPVC front door with sidelight allowing extra light to flood into the hallway.

### Study 2.79m x 2.44m

A generous room. Laminate flooring, Wooden plantation shutters, uPvc window to front aspect, power points and radiator.

### Shower Room

Contemporary in style with an enclosed shower cubicle, mosaic tiles, tiled flooring, wash basin with dark grey unit/storage beneath concealing plumbing, lever mixer tap, pop-up waste and ample storage. Under floor heating. Matching WC unit to the basin in dark grey. Mirror with lights, contemporary decoration. Modern chrome radiator.

Open Plan Kitchen/Dining/Living Room - 8.03m x 3.23m/3.3m x 3.0m

A fabulous space extended in 2018 with a substantial single story rear addition. Light floods in from two sets of powder coated bi-folding doors and two Velux windows to the vaulted ceiling. The kitchen is made by Wren and has many upgrades including pull-out corner units throughout. The blue units are complemented with Corian worktops, with a cut away drainer with in-built sink for a totally seamless look. A window looking out to the rear garden. Integrated Neff induction hob with extractor. Integrated Neff oven with hide and slide door, Neff microwave-oven, fridge and freezer. Dishwasher, washer/dryer. Amtico flooring throughout. Two high efficiency tall column radiators saving on wall space, modern lighting on both ceilings and walls creating a glow. Space for a dining table.

Leading on to an extension added in 2018 which has high ceilings, two Velux windows and two sets of Bi-fold doors allowing for maximum light to flood into this beautiful space. This space flows beautifully and allows for the perfect indoor/outdoor living. With two wall lights and a ceiling light.

Sitting Room- 4.32m x 3.61m

A good size lounge with a large window to front with white plantation shutters overlooking landscaped front garden. Modern corner wood burner with hearth, contemporary decoration, Amtico flooring. Double doorway leading through to open plan kitchen/dining room/living room.

First Floor Landing - Carpet, drop down ladder to loft/storage, doors to all rooms.

Bedroom 1 - 4.4m x 4.2m

A grand double bedroom with uPVC double glazed windows to front with white plantation shutters. Fitted carpet, radiator, wardrobes. Door to en suite.

En-suite

A modern en suite. Comprising enclosed large corner shower enclosure with hand-held shower attachment. Attractive tiling, contrast floor tile with underfloor heating, modern down lighters, extractor, chrome radiator, mirror with lights. A WC unit with inbuilt wall storage above allowing for decoration or storage. Wall hung vanity unit with basin, mixer tap and two storage drawers.

Bedroom 2 - 4.58m x 3.48m

A second double room. uPVC double glazed windows to front with white plantation shutters. Carpet, radiator in-built wardrobes.

Bedroom 3 - 2.43m x 2.67m

A small double room. uPVC double glazed to rear. Carpet, radiator.

Bedroom 4 - 3.10m x 2.75m

Currently being used as a dressing room. uPVC double glazed window to rear. Carpet, radiator, freshly decorated.

Shower room

A spacious bathroom. Comprising enclosed large corner shower enclosure with hand-held shower attachment. Attractive tiling, contrast floor tile with underfloor heating, modern down lighters, extractor, chrome radiator, mirror with lights. A WC unit. Wall hung vanity unit with basin, wall mounted mixer tap and two storage drawers. Glazed window with privacy glazing to rear aspect.

Front - Landscaped garden with beautifully tiled path. Off road parking for two cars.

Garage - Single garage with up and over door to front, apex roof allowing for extra storage. Door leading onto the garden.

Rear Garden - A show-stopping landscaped, South Easterly facing garden made up of various levels including a patio area and lower level artificial grass area with glass balustrades. Stairs edged in sleepers providing beautiful landscaping. It is private and enclosed. External power points and external tap.





Telephone: 01446 488288



---

[www.bothamwilliams.co.uk](http://www.bothamwilliams.co.uk)