



£365,000

Golwg Y Coed, Barry

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- An immaculately presented, spacious four/five bedroom detached family home.
- Conveniently located close to Cardiff and the M4 Motorway.
- Sought after development
- Off-road parking
- Quiet location
- Utility area
- Energy Rating C

## Property Description

"We love that our home is in such a great location with just 5 mins to Culverhouse and 15 mins to Cardiff City centre. You're surrounded by trees and have great walks on your doorstep but also close enough to the city and town. Love that the beach isn't too far away and that it's quiet place to live. The garden is private with lots of sun. We have a Golwg y Coed Facebook page and our little community always looks out for one another. The house is bigger than it looks from the outside and the kitchen is at the front so you don't have people looking in while you're sat down watching television!"

## Main Particulars

Botham Williams is excited to share with you this immaculately presented 4/5 bedroom detached family home on an extremely sought after development. It is conveniently located within close proximity to Cardiff and the link road to access the M4 Motorway.

Comprising of hallway, kitchen, living room, WC, utility room, 5th bedroom on ground floor and stairs leading to first floor comprising landing leading to the master bedroom with en suite, bedrooms 2, 3 and 4 and the family bathroom. Garden to the rear and driveway to the front.

### Entrance way

Large, welcoming hallway with porcelain tiled flooring throughout, radiator, electrical sockets, under stair storage and carpeted stairs leading to the first floor.

### Kitchen 3.91m x 3.73m

Porcelain tiled flooring flowing from hallway through to kitchen. UPVC double glazed window to front elevation. Country cottage style wall and base units and oak effect laminate worktops. Island with space for seating in centre. Gas hob and oven with extractor fan overhead and stainless steel splash back. Stainless steel 1.5 sink with tiled splash back and room for dishwasher beneath. Space for fridge freezer. Electrical sockets. Wall mounted radiator. Light fitting to ceiling.

### Living room 6.07m x 3.99m

Spacious and light filled room with porcelain tiled flooring flowing from hallway in keeping with the ground floor. UPVC double glazed window to rear elevation with wall mounted radiator beneath. Electrical sockets. Two light fittings to ceiling. Electrical sockets. Double glazed French doors open out to rear garden.

### Utility Room

Completing the theme throughout downstairs with the porcelain tiled flooring leading into downstairs WC. Base units and wood effect laminate work top in keeping with kitchen. Space for washing machine. Electrical sockets. Doorway to downstairs WC.

#### WC

Porcelain tiled flooring flowing from utility room. WC with wall mounted shelves above, hand basin with tiled splash back, wall mounted mirrored cupboard above, wall mounted radiator. Light fitting and extractor fan to ceiling.

#### Studio 5.77m x 2.95m

Converted garage/studio which is currently used as a 5th bedroom but can be used as a study/studio as well. Entered from garden through UPVC door. Wood effect laminate flooring. Wall mounted radiator. Electrical sockets. Spot lights in ceiling. UPVC double glazed window to front elevation.

#### Landing

Carpeted stairs leading to carpeted first floor spacious landing. A light filled space which leads to all 4 bedrooms and family bathroom. Storage cupboard and access to partially boarded loft.

#### Master bedroom 3.66m x 3.61m

Carpeted flooring. UPVC double glazed window to front elevation and wall mounted radiator beneath. Double fitted wardrobes. Space for double bed and bed side tables either side and dressing table. Light fitting to ceiling and electrical sockets. Doorway leading to en suite.

#### En suite

Modern suite comprising of double shower unit with wall mounted electric shower, concertina shower door and tiled within. Wash basin and WC. Shaving points, extractor fan, light fitting to ceiling and vinyl flooring.

#### Bedroom 2 3.66m x 3.48m

Carpeted flooring. Feature wall to side elevation. UPVC double glazed window to rear elevation overlooking rear garden with wall mounted radiator beneath. Double fitted wardrobes. Electric sockets and light fitting to ceiling.

#### Bedroom 3 2.77m x 2.29m

Carpeted flooring. UPVC double glazed window to rear elevation with wall mounted radiator beneath. Light fitting to ceiling and electrical sockets.

#### Bedroom 4 2.77m x 2.24m

Carpeted flooring. UPVC double glazed window to front elevation with wall mounted radiator beneath. Fitted wardrobe. Electrical sockets and light fitting to ceiling.

#### Bathroom

Modern and neutral family bathroom comprising of bath with fitted double headed shower overhead, tiled walls and single shower screen. WC and hand basin with wall mounted cupboard above. Partially tiled walls, vinyl flooring. Shaving power points light fitting and extractor fan to ceiling.

#### Outside

##### Front of house

Steps leading to front door with feature railings to side. Wall mounted security light. Artificial grass to front. Driveway to side of house and wall mounted electric car charging point.

##### Rear of house

Recently improved landscaped tiered garden with spacious patio area with steps leading to fenced top tier with artificial grass, trees and area for seating. Side access, outside tap.



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