



£245,000

Cae Leon, Barry

Bungalow | 2 Bedrooms | 1 Bathroom

01446 488288

botham  
williams  
estate agents

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# Step Inside

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## Key Features

- No Ongoing Chain
- Rarely available in quiet cul-de-sac
- Large plot with 23 meter long garden
- Detached Garage and driveway for multiple vehicles
- Renovation project and potential to extend
- Great links to M4 and Cardiff

## Property Description

Botham Williams would like to share with you this fantastic development opportunity on a rarely available and very desirable cul-de-sac in Barry. This 2 bedroom semi-detached bungalow is rare to market and situated in a quiet cul-de-sac which offers exciting renovation potential on a larger than average plot. Briefly comprising of driveway, detached garage, hallway, living room, kitchen, conservatory, 2 bedrooms, bathroom and a 23 metre rear garden.

## Main Particulars

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Its location boasts a popular school catchment and close proximity to local amenities including shops and parks. It has easy access to link roads leading to M4 and Cardiff and public transport routes within a matter of minutes.

### Entrance Hallway

Fitted carpet, electric sockets, radiator, storage cupboard, loft hatch access with pull down ladder, doors leading into Living Room, Kitchen, Bedrooms and Bathroom;-

### Living Room 4.86m x 3.62m

Chimney breast with non-working gas fireplace and alcoves, T.V. Point, electrical sockets, radiator, fitted carpet, light fitting in ceiling and alcoves, double glazed bay window to front aspect.

### Kitchen/Dining Room 5.17m x 3.81m

Matching wall and base units with complimentary work tops, inset sink, drainer, space for gas hob oven and cooker hood, space for under counter fridge freezer, electrical sockets, radiator, partially tiled walls, tiled flooring, double glazed window to side aspect, door leading into Conservatory.

### Bedroom One 3.42m x 3.0m

Fitted carpet, electrical sockets, double glazed window to front elevation with radiator beneath.

Bedroom Two 3.33m x 3.52m

Fitted carpet, electrical sockets, double glazed window to rear elevation with radiator beneath.

Bathroom 2.14m x 1.77m

W.C., wash hand basin with wall mounted vanity cupboard, wall mounted electric shower, tiled walls, vinyl flooring, double glazed opaque window to side elevation.

Conservatory/Utility 5.37m x 1.92m

Tiled flooring, wall and base units with complimentary worktops, space for washing machine, electrical sockets, double glazed windows and French doors to rear garden.

Outside

To the front, larger than average driveway, decorative pebbled areas, side access to rear garden and detached garage.

To the rear, larger than average rear garden with patio area, lawn, enclosed with fencing, side access to driveway and detached garage, 2 greenhouses, shed and storage unit.

Detached Garage 7.0m x 3.89m

Access to side through door in rear garden. Potential to convert to Summer House/Home Office or use as a workshop/studio.

Property tenure is leasehold with a 914 year lease remaining. Ground rent is £575 per year. We would recommend confirming all of these details with your conveyancer.





Telephone: 01446 488288



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