



£390,000

Usk Way, Barry

Detached House | 4 Bedrooms | 2 Bathrooms

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botham
williams
Estate Agents

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Step Inside

Key Features

- Beautiful 4 bed Detached Property
- No ongoing chain
- Huge potential to modernise
- Romilly Primary School and Whitmore High Catchment
- Highly desirable location
- Driveway and Large Garage

Property Description

Botham Williams proudly presents an exquisite detached family residence, nestled in the highly sought-after Cwm Talwg Estate in the West-End of Barry. This exceptional property offers remarkable potential for contemporary refurbishment. The property is set in a great location, making it easy to reach local amenities, Cardiff Wales Airport, and has well-connected link roads to Cardiff and the M4 corridor. This property is a perfect blend of functional design, scenic beauty, and accessibility.

Main Particulars

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This inviting residence offers a well-designed layout, featuring an entrance porch, hallway, cloakroom, lounge, dining room, conservatory, study/playroom, kitchen, and utility room on the ground floor.

The first floor comprises four bedrooms, including an ensuite, and a family bathroom. The property is equipped with UPVC double glazing and gas central heating via a combination boiler.

Entrance

Enter effortlessly through the UPVC door with a stained glass panel, inviting you into the property.

Porch - 0.97m x 2.84m- There is a large UPVC double glazed picture window to front elevation. The floor is tiled and there is under stairs storage. There are doors leading to the living room and kitchen.

Hallway - A bright space with coving, a radiator, and wood effect flooring. The stairs rising to first floor landing have fitted carpet.

Living Room - 4.14m x 4.57m - A great space with a UPVC double glazed window to front elevation. There is a feature gas fireplace, wall lights, built in shelving, a radiator and carpet.

Dining Room - 2.90m x 2.82m - Leading on from the Living Room this room has coving and a ceiling rose. There is a radiator, carpet, wall lights, Sliding doors into

conservatory and a door leading into the kitchen.

Conservatory - 3.43m x 2.46m - a UPVC double glazed conservatory with power points a wall mounted electric fire and sliding doors into garden.

Kitchen - 3.61m x 2.87m - A UPVC double glazed window at the rear offers a pleasant view of the garden. The kitchen boasts practicality with a range of wall and base units, complemented by work surfaces. Equipped with a stainless steel sink and drainer featuring a handy mixer tap, along with conveniences like an in-built double oven, a four-ring electric hob with an extractor fan above, and an integrated dishwasher. There is also a radiator.

Utility Room - 2.51m x 2.46m- A UPVC double glazed window at the rear provides a pleasant garden view. There is a door featuring an obscure glass panel, offering direct access to the garden. The kitchen's aesthetic is maintained with matching wall and base units, adorned with work surfaces. Practicality is ensured with a stainless steel sink and mixer tap, tiling in splash back areas, room for an upright fridge freezer, and space with plumbing for white goods. The seamless flow continues with a continuation of the wood flooring.

Reception Room Two - 2.77m x 2.49m - Another great space with a UPVC double glazed window to front elevation, radiator and fitted carpet.

W/C - 1.47m x 1.52m - There is a UPVC double glazed obscure window to side elevation, low level w/c, Vanity unit with wash hand basin with mixer tap, wall lights, radiator and tiled floor.

Landing - The landing has fitted carpet, wall lights, access to the loft and doors off to all rooms.

Bedroom One - 4.34m x 3.30m- A double bedroom with two UPVC double glazed windows to rear elevation, built in wardrobes, a radiator and fitted carpet. There is a door leading to the en suite.

En-Suite - 2.29m x 0.79m - There is a low level w/c, wash hand basin with mixer tap over, shower cubicle with wall mounted shower attachment over, tiled walls and floor and a wall mounted heated towel rail.

Bedroom Two - 5.21m x 2.46m - A double bedroom with a UPVC double glazed window to front elevation with built in wardrobes a radiator and fitted carpet. There is also access to loft space.

Bedroom Three - 3.07m x 3.33m - A double bedroom with UPVC double glazed window to front elevation, fitted wardrobes, a radiator and fitted carpet.

Bedroom Four - 2.72m x 2.34m- A single room with a UPVC double glazed window to front elevation, radiator and fitted carpet.

Bathroom - 3.99m x 1.96m - The bathroom is made up of a four piece suite which includes a low level w/c, a free standing bath with mixer tap over, a shower cubicle with waterfall and handheld shower attachment. There is also a vanity unit with a hand basin and mixer tap. There is a wall mounted mirror with lighting and a wall mounted heated towel rail. The bathroom has a UPVC double glazed window to the rear elevation. There are spot lights and extractor fan. The walls and floor are fully tiled.

Garden

To the front of the property there is a drive with space for ample cars and a front lawn with mature trees.

To the rear there is a generous size garden which has a patio area and a lawn.



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