



£279,000

Cledwen Close, Barry

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Potential to modernise and extend STPP
- Excellent location - West End of Barry
- Fantastic school catchment
- Garage
- Off road parking
- Three bedrooms

## Property Description

Situated in the sought-after West End of Barry, Botham Williams is excited to share this beautiful property in a prime location with easy access to local amenities such as The Goodsheds, Porthkerry Park, Barry Island and excellent schools such as Whitmore and Romilly Park. This house has been loved and looked after for 40 years by the current family and its ready to be loved by the next buyers. It has huge potential to be extended and modernised stpp.

## Main Particulars

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The property comprises of a welcoming porch, a spacious and open hallway that guides you to the lounge, dining area, kitchen and downstairs wc. The first floor reveals three bedrooms and a family bathroom. The outdoor space offers flexibility, featuring a driveway and front garden, with side access leading to the garage and rear garden.

### Entrance Hallway

Accessed through a UPVC glazed door, the entrance opens into the main hallway. There is access into the wc, kitchen and living areas.

### Cloakroom

A handy downstairs WC accessed from the hallway. WC and sink unit with window to front aspect.

### Lounge/Diner 4.67m x 3.10m

Flowing in from the hallway, you'll find the open-plan lounge and dining space. Positioned at the rear of the house, the living area seamlessly connects to the garden through double glazed double doors at the rear.

Moving towards the front of the house, the dining area preserves the seamless connection with the lounge and has another window overlooking the front garden.

### Kitchen - 3.84m x 2.41m

A well looked after kitchen with a range of wall and base units. The kitchen is equipped with a stainless steel sink, oven, gas hob, space for a fridge/freezer along with

space for a washing machine. A door leads to the rear garden, and a double-glazed window to the side aspect brings in natural light.

#### Landing

A carpeted landing with doors that lead to three bedrooms and the bathroom. There is a fitted airing cupboard housing the water tank and access to the loft.

#### Bedroom One - 4.22m x 3.68m

Located at the back of the house, you'll find the largest of the three bedrooms. It features a double-glazed window offering views of the rear garden.

#### Bedroom Two - 3.76m x 3.33m

Situated at the front of the house is the second largest bedroom. Double glazed window to the front aspect which overlooks the front garden.

#### Bedroom Three - 2.74m x 2.44m

A versatile third bedroom is also located at the front of the house. Can be used as a single bedroom, a working from home space or a walk in wardrobe. The space benefits from built in cupboard space and has a window to the front aspect over looking the front garden.

#### Outside

##### Front

A private front garden adorned with a lush lawn and hedges. The paved driveway, situated to the side, accommodates multiple cars and provides access to the rear garden and garage via a convenient side entrance.

##### Rear

The versatile back garden features a paved area, a lawn, and fencing. Convenient access to the garage is also available from the garden.

#### Garage

Fronted by a pull-up-and-over door, this space is equipped with power points, lighting, and a window on the side aspect.





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