



£375,000 Offers In Excess Of

Lon Y Rheilffordd

Semi-Detached House | 4 Bedrooms | 4 Bathrooms

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Step Inside

Key Features

- Larger than average property
- Four double bedrooms
- Four bathrooms
- Private enclosed south facing rear garden
- Electric car charging point
- Off road parking for two cars
- Expansive three-level living
- Utility
- Energy efficient with an EPC Rating B
- Two living rooms

Property Description

Botham Williams is excited to present this stunning, larger-than-average, versatile, modern Barratt family home located in the heart of the popular Barry Waterfront. With four double bedrooms and four bathrooms, this spacious corner plot truly stands out. Impeccably decorated throughout and move-in ready, it offers an abundance of space and luxury. The development is a stones throw away from local beaches, The Goodsheds, restaurants and coffee shops as well as lots of other local amenities such as fantastic schools, doctors, dentist and regular train services to Cardiff Central.

Main Particulars

The property offers a comprehensive ground floor living space, featuring a living room, bedroom, bathroom, and utility area. The first floor boasts a spacious lounge, a well-appointed kitchen/dining area, and a convenient WC. The top floor includes three bedrooms, highlighted by the master suite with an en suite bathroom and walk-in closet, as well as an additional family bathroom. Built in 2017, this home also benefits from being under NHBC warranty.

Ground floor

Upon entering through the front door, you are welcomed by an open hallway adorned with light wood effect Amtico flooring. This leads to the ground floor living room, utility area, bathroom, and the fourth bedroom. Additionally, there is convenient access to storage through well-placed cupboards. Stairs leading to the first floor.

Living room - 3m x 6m

This versatile garage conversion has been carried out to a high standard providing extra living space, ideal for use as a home office. It complements the other downstairs rooms, which could serve as a self-contained living area. The flooring seamlessly extends from the hallway, while large floor-to-ceiling windows overlook the front, flooding the room with natural light. This bright and airy room offers ample space for furniture, enhancing its adaptability and comfort.

Bathroom - 2.72m x 0.93m

The bathroom features a built-in shower with a shower screen, a WC, a sink, shaving socket and a wall-mounted chrome towel rail. The walls are partially tiled to complement the hallway flooring, creating a cohesive and elegant look.

Utility - 2.01m x 2.99m

A delightful addition to the home is this spacious utility area located at the rear of the house. Featuring seamless flooring that extends from the hallway, this room boasts ample cupboard and countertop space, accommodating a washing machine. A wall-mounted radiator ensures warmth, while a door provides convenient access to the rear garden.

Bedroom 4 - 3.09m x 2.99m

This spacious double bedroom can effortlessly double as a study. Patio doors open to the rear garden, and the room offers ample space for furniture and is carpeted for extra comfort.

First floor

Carpeted stairs ascend from the ground floor to the first floor, where the landing provides access to the lounge, kitchen-diner, and WC. Additional staircase leading to top floor.

Lounge - 5.19m x 3.97m

This generously sized lounge is perfect for both relaxing and entertaining. Double doors open to a Juliet balcony, showcasing views of the linear park at the front of the property. Additional windows on the front and side aspects allow an abundance of natural light to flood the room. Carpeted for comfort.

Kitchen/Diner - 5.19m x 3.45m

This spacious open-plan kitchen/diner features a well-appointed kitchen area with abundant cupboard space, complemented by a separate dining area. The kitchen boasts contemporary white high gloss wall and base units, enhanced by stylish laminate worktops. It includes an AEG induction hob with an overhead extractor and glass splashback, along with a stainless steel sink positioned beneath a rear-facing window. Integrated appliances such as a dishwasher, fridge freezer and oven are seamlessly incorporated. The flooring is finished in light-coloured Amtico porcelain effect tiles, adding to the overall modern aesthetic.

The dining area offers ample room for a dining table and chairs, accommodating additional furnishings like a freestanding fridge-freezer and sideboard.

WC - 1.34m x 1.64

The room features a WC and sink with a mirrored cupboard above. Additionally, there is a double cupboard housing the water cylinder fully shelved for extra storage, complemented by wood-effect Amtico flooring.

Top Floor

Carpeted stairs ascend to the top floor, where you'll find the master bedroom with an ensuite, alongside bedrooms 2 and 3, and a family bathroom.

Master bedroom - 3.67m x 3.97m

A spacious double bedroom situated at the front of the house boasts large floor to ceiling windows offering picturesque views. It features a walk-in closet space and an adjoining en suite. The room is finished with comfortable carpeted flooring and has ample room for additional bedroom furniture.

Ensuite - 1.43m x 2.19m

The bathroom features an obscured window to the front aspect, ensuring privacy while allowing natural light. It includes a generously sized shower and shaving socket and is complemented by a sleek wall-mounted chrome towel rail. The space is equipped with a WC and a sink, with walls partially tiled for a modern look, and the floor elegantly finished with tiles.

Bedroom 2 - 2.55m x 3.01m

This rear-facing double bedroom connects seamlessly to the family bathroom via a doorway. It boasts a window offering views of the rear garden, alongside comfortable carpeting and a wall-mounted radiator for added comfort.

Bedroom 3 - 2.55m x 3.07m

This rear-facing double bedroom enjoys a tranquil setting with a window overlooking the rear of the house. It is accessed via a carpeted landing and features plush carpeting throughout.

Family Bathroom - 2.36m x 2.09m

The main family bathroom, situated on the top floor, can be accessed via the landing or Bedroom 2. It includes a bath with an overhead shower, WC, sink and shaving socket. The walls and flooring are tiled, complemented by a wall-mounted chrome towel rail for added convenience and style.

Outside

Rear garden

This property offers a charming, low maintenance landscaped garden and is accessible through the utility room and also connects directly to bedroom 4. Enclosed by fencing and a wall, it features an artificial grass area and a patio, including a slightly elevated section perfect for outdoor entertaining. Railway sleepers line the perimeter, providing ample space for planting a variety of greenery. A gate provides alternative access to the house and garden.

Front

At the front of the property is a block paved driveway with ample space for 2 cars, leading to the porch area, equipped with an electric car charging port and additional

storage space.



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