



£350,000

Clos Cymmer, Barry

Town House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- No onward chain
- Show home standard property
- Three storey living
- 4 double bedrooms
- 2 allocated parking spaces
- Stunning waterfront views
- Popular location close to local amenities, attractions and commuter access to M4 and Cardiff
- South facing low maintenance rear garden

## Property Description

Botham Williams is thrilled to present this exquisite mid-terrace family home on the sought-after Barry Waterfront development. Boasting four double bedrooms and spread across three floors, this residence perfectly combines family living with breath-taking views. Ideally situated near local amenities, transport links, Cardiff City Centre, and the M4 Motorway, this location has a lot of offer.

## Main Particulars

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The ground floor features a stylish open-plan kitchen, dining, and living area, as well as a convenient cloakroom. The first floor offers a generous master bedroom with an en-suite and a versatile second double bedroom or sitting room with a Juliette balcony that provides serene water views. The second floor includes two more spacious double bedrooms and a family bathroom. Outside, the property boasts a charming front garden terrace, a beautifully landscaped low-maintenance rear garden, and two allocated parking spaces.

### Ground Floor

#### Lounge/Diner/Kitchen (8.98m x 3.93m)

Step through a partially glazed composite door into the inviting open-plan kitchen, dining, and living area. The lounge is situated at the front of the property and the kitchen to the rear. This central hub of the home boasts wood-effect laminate flooring in a contemporary herringbone pattern throughout, an under-stair storage cupboard with space and plumbing for washing machine and tumble dryer. Additionally, a set of uPVC double-glazed French doors at the front elevation allow easy access to the front terrace to enjoy the beautiful water front views.

The kitchen, situated at the rear of the room, features a sophisticated range of navy blue wall and base units complemented by solid wood work surfaces that extend to a breakfast bar. It boasts a variety of integrated appliances, including a fridge/freezer, electric oven, combination microwave/grill, wine cooler, dishwasher, and a 5-ring electric hob with a stylish extractor fan overhead. A uPVC double-glazed window at the rear and a partially glazed composite door offer views and access to the rear garden.

### Cloakroom

The downstairs cloakroom is elegantly appointed with a corner pedestal wash hand basin and a WC. The stylish flooring from the kitchen and living area seamlessly extends into this space.

#### First Floor -

The carpeted stairs ascend to the first-floor landing, providing access to both bedroom one and bedroom two, as well as the staircase leading to the second floor.

#### Bedroom one - (3.07m x 3.93m)

Bedroom one is a generously sized double room situated at the rear of the house, featuring carpeted flooring and two uPVC double-glazed windows that overlook the rear elevation. The en-suite bathroom is equipped with a three-piece white suite, including a walk-in shower cubicle with an electric shower, a pedestal wash hand basin, and a WC. Additional en-suite highlights include tile-effect vinyl flooring, partially tiled walls, and an extractor fan for added comfort.

#### Bedroom two - (3.00m x 3.93m)

The second double bedroom, positioned at the front of the property, offers stunning waterfront views and could easily serve as an additional lounge or study. It features carpeted flooring, a uPVC double-glazed window, and a set of uPVC double-glazed French doors leading to a Juliette balcony, where you can savor elevated views of the water.

#### Second Floor

The second-floor landing is carpeted and features a loft hatch for convenient access to additional storage space. It provides access to the main family bathroom, as well as bedrooms three and four.

#### Bedroom three (3.90m x 3.93m)

Bedroom three is a generously sized double room situated at the rear of the property. It features carpeted flooring, a convenient storage cupboard, and two uPVC double-glazed windows overlooking the rear elevation.

#### Bedroom four (3.49m x 3.93m)

The final double bedroom, located at the front of the property, offers stunning water views. This room features plush carpeted flooring, a useful storage cupboard, and two uPVC double-glazed windows that frame the picturesque front elevation.

#### Bathroom (1.97m x 1.73m)

Nestled between bedrooms three and four, the family bathroom is well-appointed with a panelled bath, a pedestal wash hand basin, and a WC. The space also features tile-effect vinyl flooring, a partially tiled splash-back, and an extractor fan for added convenience.

#### Outside -

This home offers a front terrace that's easy to maintain and ideal for unwinding while taking in the beautiful surroundings. The back garden is a private oasis, enclosed by fencing and mainly laid with patio slabs, featuring stylish stone borders. The area is further enhanced by a bespoke pergola and outdoor lighting, adding a touch of charm. Access to the two designated parking spaces is conveniently available via a rear gate..





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