



£290,000

19 Clos Celyn, Barry

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Semi detached 3 bedroom home
- Sought-After Pencoedtre Village Location-Perfectly positioned with easy access to link roads, local parks, and major supermarkets.
- Private Off-Road Parking for Two Vehicles
- Three Bathrooms-Master with en suite
- Beautifully Landscaped Rear Garden with Summer House

## Property Description

Botham Williams is delighted to present this immaculately presented three-bedroom home, ideally located in the highly desirable Pencoedtre area of Barry. This modern family residence is perfectly positioned for excellent transport links, and local amenities — making it an ideal choice for growing families or professionals.

## Main Particulars

Botham Williams is delighted to present this immaculately presented three-bedroom home, ideally located in the highly desirable Pencoedtre area of Barry. This modern family residence is perfectly positioned for excellent transport links, and local amenities — making it an ideal choice for growing families or professionals.

The home welcomes you with a bright entrance hallway and convenient downstairs WC. The spacious lounge offers a relaxing retreat, while the contemporary open-plan kitchen/diner provides the perfect hub for family life and entertaining, with French doors that open directly onto the garden — seamlessly blending indoor and outdoor living.

Upstairs, the property boasts a generous master bedroom complete with a stylish en suite, two further well-proportioned bedrooms, and a sleek family bathroom.

Outside, you'll find two dedicated off-road parking spaces to the front, while the beautifully landscaped rear garden is a true highlight — featuring a charming pergola-covered seating area and a versatile summerhouse, ideal for use as a home office, studio, or peaceful escape.

This is a must-see home that combines style, space, and a superb location.

### Entrance Hall

Welcoming hallway leading into the heart of the home with tiled floor, a radiator and smoothly plastered walls.

### Downstairs WC

Practical and stylish, featuring a front-facing window, low-level WC, wash hand basin, tiled splashback, radiator, and tiled flooring.

### Lounge – 5.54m max x 4.50m

A generous and inviting living space with a large front-facing window, beautiful solid oak flooring, an electric fire with wooden surround, radiator, and staircase leading to

the first floor.

#### Kitchen/Diner – 4.50m x 2.90m

A bright and spacious kitchen/dining area with patio doors opening to the garden and a rear window flooding the space with natural light. Fitted with a range of wall and base units, stainless steel sink and drainer, integrated oven and hob. There's space for a washing machine, dishwasher, and fridge freezer. Finished with a tiled floor, radiator, under-stairs storage, and ample room for a dining table—perfect for entertaining.

#### Landing

Carpeted landing with access to the attic, a built-in storage cupboard, and doors leading to all bedrooms and the bathroom.

#### Bedroom One – 4.17m max x 2.54m max

A well-proportioned master bedroom with front-facing window, fitted carpet, and radiator.

#### En Suite

Modern suite including a shower enclosure, WC, wash hand basin, tiled flooring, and part-tiled walls.

#### Bedroom Two – 3.23m max x 2.54m max

A comfortable double bedroom with a window overlooking the rear garden, carpet, and radiator.

#### Bedroom Three – 2.62m max x 1.88m max

An ideal guest room, nursery, or home office featuring wood-effect laminate flooring, radiator, and front-facing window.

#### Bathroom

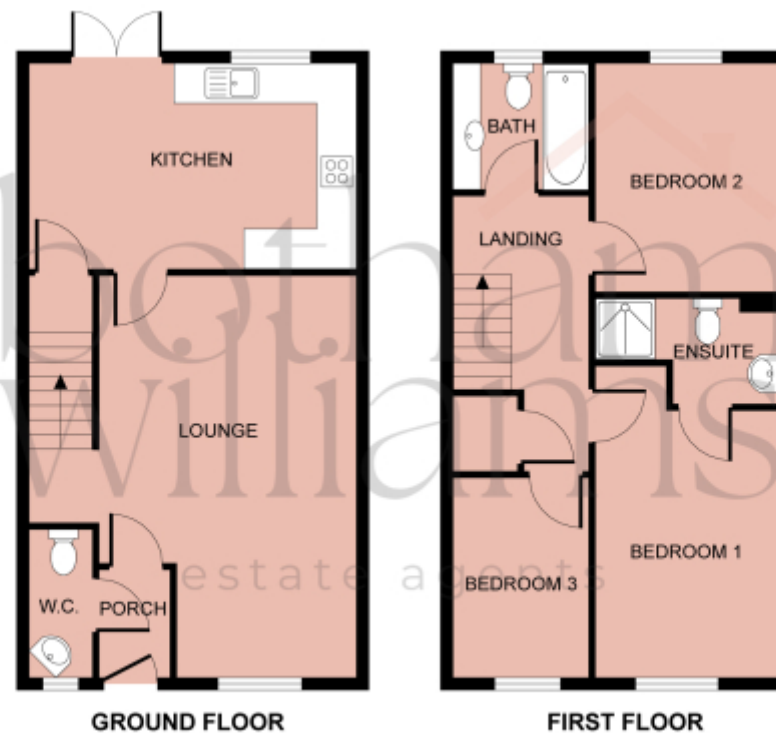
Contemporary three-piece suite comprising a panelled bath with overhead shower, WC, and wash hand basin. Part-tiled walls, tiled flooring, rear window, and radiator.

#### Outside

To the front, the property boasts two off-road parking spaces.

To the rear, a beautifully landscaped garden designed for low maintenance and enjoyment, featuring artificial lawn, a stylish patio seating area with pergola, and a summerhouse—ideal for relaxation or additional storage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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