



£270,000 Offers Over

Clos Celyn, Barry

Terraced House | 3 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
ESTABLISHED 1995

www.bothamwilliams.co.uk



Step Inside

Key Features

- 3 bedroom family 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 Garden House

Property Description

Botham Williams is pleased to bring to market this superbly presented three-bedroom family home, ideally situated in the ever-popular Pencoedtre area of Barry. Designed for modern living, this property offers a perfect blend of comfort, style, and practicality making it a fantastic choice for families and professionals alike.

Main Particulars

Upon entering, you're welcomed by a bright and inviting entrance hall with wood effect laminate flooring, providing access to a convenient downstairs WC.

The spacious lounge offers a cosy yet elegant setting to unwind, complete with oak effect laminate flooring, a large front-facing window that floods the room with natural light.

To the rear, the heart of the home is undoubtedly the contemporary open-plan kitchen and dining area. This beautifully designed space is perfect for both everyday family life and entertaining, featuring a range of fitted wall and base units, integrated oven and hob, stainless steel sink, and ample room for freestanding appliances. French doors lead seamlessly out to the garden, creating a wonderful connection between indoor and outdoor living.

Upstairs, the home continues to impress.

The generous master bedroom benefits from a sleek en suite shower room, while two further well-proportioned bedrooms provide flexible accommodation for children, guests, or a home office setup. A stylish family bathroom completes the first floor, fitted with a modern three-piece suite including a free standing feature bath with hand held shower.

Externally, this property offers excellent outdoor space.

To the rear there are two private off-road parking spaces. The rear garden has been thoughtfully landscaped for both relaxation and ease of maintenance, featuring an artificial lawn, a smart patio area and a versatile summerhouse equipped with electricity making it an ideal home office, studio, or tranquil retreat.

Entrance Hall

A bright and welcoming hallway with wood effect laminate flooring, radiator, and smooth plastered walls, leading into the main living areas.

Downstairs WC

Practical and stylish, with a front-facing opaque window, low-level WC, wooden countertop vanity unit with basin, metro tiled walls, chrome wall mounted radiator and

tiled flooring.

Lounge – 5.54m max x 4.50m

A spacious living room featuring oak effect flooring, large front-facing window, radiator, and stairs to the first floor.

Kitchen/Diner – 4.50m x 2.90m

A bright and spacious open-plan kitchen and dining area, thoughtfully designed for modern family living. Stylish French doors open directly onto the rear garden, allowing natural light to pour in and creating a seamless indoor-outdoor flow. The kitchen is fitted with a contemporary range of wall and base units, complemented by a stainless steel sink with drainer and an integrated oven and hob. There's ample space for a washing machine, tumble dryer, and fridge freezer, along with plumbing in place for a dishwasher. Practical under-stairs storage and a convenient breakfast bar complete this versatile and inviting space, perfect for both everyday dining and entertaining.

Landing

A carpeted landing provides access to all bedrooms and the family bathroom, with the added benefit of a built-in storage cupboard housing the water tank. The loft is accessible from here and is partially boarded, offering additional storage potential.

Bedroom One – 4.17m max x 2.54m max

A well-sized master bedroom with front-facing window, fitted carpet, and radiator. Ample space for furniture and access to en suite.

En Suite

A stylish en suite shower room, featuring a sleek shower enclosure, WC, and a built-in vanity unit with integrated sink and ample cupboard storage. Finished with tiled splashbacks, a radiator, and durable vinyl tile flooring.

Bedroom Two – 3.23m max x 2.54m max

A comfortable double bedroom with views over the rear garden, carpet, and radiator.

Bedroom Three – 2.62m max x 1.88m max

Currently used as a home office, this versatile third bedroom features carpeted flooring, a radiator, and a front-facing window.

Family Bathroom

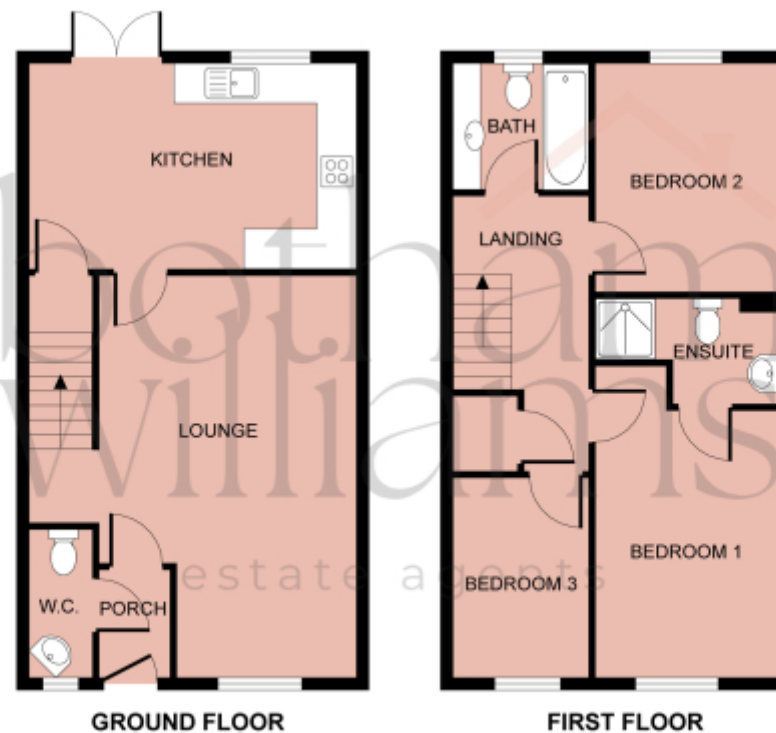
The family bathroom is beautifully appointed with a contemporary three-piece suite, comprising a striking freestanding feature bath with shower attachment, a WC, and a wall-mounted vanity unit with a stylish countertop basin. Finished with elegant tiled walls and flooring, a chrome wall-mounted towel radiator, and a rear window that fills the space with natural light, this bathroom offers both luxury and practicality.

Outside

Externally, this property continues to impress. To the rear, two private allocated parking spaces are conveniently accessed via a gated entrance. The garden is a true highlight; thoughtfully landscaped for low-maintenance enjoyment, featuring an artificial lawn, a stylish patio area perfect for outdoor dining, and a versatile summerhouse that can be used as a home office, creative studio, or relaxing retreat.

To the front, a charming pathway leads to the entrance, flanked by neat slate chippings that add a touch of curb appeal





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 ©

Telephone: 01446 488288

botham
williams
estate agents

www.bothamwilliams.co.uk