



£340,000

15 Clos Tyniad Glo, Barry

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Immaculate detached Persimmon family home
- Three double bedrooms, master with en suite
- New kitchen/dining room with French doors to garden
- Integral garage conversion
- Prime location close to Barry Waterfront, High Street & station

Property Description

Immaculately presented and generously proportioned, this superb detached family home offers stylish, modern living in one of Barry's most convenient locations. With spacious ground-floor accommodation, a newly fitted kitchen, three genuine double bedrooms and a beautifully maintained rear garden, the property is perfect for families, professionals or anyone seeking a ready-to-move-into home.

Main Particulars

This excellent-sized detached family home is presented in immaculate order throughout. The property comprises an entrance hallway, spacious living room, second livingroom/office, 19' kitchen/dining room plus cloakroom/WC to the ground floor.

The first floor offers three double bedrooms — the master benefitting from an en suite/shower room — plus a pristine family bathroom/WC.

Externally, the property features a front garden, driveway for one vehicle, and a fully enclosed rear garden with areas of patio and lawn.

Additional benefits include gas central heating, UPVC double glazed windows and French doors throughout, and fitted double wardrobes to two bedrooms, new kitchen and EV charger. All blinds and light fixtures to remain.

The property is ideally located within walking distance of Barry Waterfront, Holton Road, High Street, and Barry Dock Rail Station. Early viewing is highly recommended.

GROUND FLOOR

Entrance Hallway

Accessed via a modern front door with opaque glazed panels. Karndeen flooring with radiator, alarm control panel, high-level fuse box, and side UPVC window. An internal glazed feature door leads into the living room.

Living Room

4.80m x 3.32m

A spacious main reception room with continuation of Karndeen flooring and a front UPVC window. TV and telephone points, radiator, coved ceiling, smoke alarm, and

heating controls. A recessed carpeted staircase leads to the first floor. Internal glazed door through to the kitchen/dining room.

Office/Second Living Room

5.10m x 2.46m

Accessed via living room. This is a great additional space that is currently being used as an office. UPVC window to the front aspect, carpet and radiator. Boiler housed in built-in-storage.

Kitchen/Dining Room

5.91m x 2.87m

A superb space in two distinct areas. The dining area provides room for a family table and chairs, with porcelain tile flooring, radiator, and UPVC French doors leading to the rear garden.

The stunning kitchen area is fitted with matching eye-level and base units complemented by quartz worktops with a one-and-a-half bowl sink inset and boiling water mixer tap. Integrated appliances include a Smeg double oven, Smeg induction hob, extractor hood, fridge/freezer, Bosch dishwasher, tumble dryer and washing machine. Finished with a porcelain tiled floor, rear UPVC window, and modern part-glazed door to the rear garden.

Cloakroom/WC

2.44m x 0.84m

An excellent size cloakroom comprising a close-coupled WC and wall-hung wash hand basin in white. Finished with ceramic tiled flooring and walls, radiator, and opaque UPVC side window.

FIRST FLOOR

Landing

Carpeted landing with opaque UPVC side window, radiator, and smoke alarm. Panelled doors lead to all three bedrooms and bathroom, plus an airing cupboard housing the hot water cylinder. Drop-down loft hatch with pull-down ladder providing access to a boarded loft, ideal for storage.

Bedroom One

3.63m x 3.53m

A carpeted double bedroom with recessed double wardrobe (excluded from measurements), radiator, rear UPVC window. Door to:

En Suite/Shower Room

2.36m x 1.24m

Comprising a white suite with close-coupled WC, pedestal wash hand basin, and raised fully tiled shower cubicle with thermostatic shower. Opaque UPVC window, radiator, extractor, shaver point.

Bedroom Two

3.25m x 2.87m

Carpeted double bedroom with recessed fitted wardrobe (excluded from measurements) and front UPVC window.

Bedroom Three

2.87m x 2.64m

A larger-than-average third bedroom, carpeted, with radiator and front UPVC window.

Bathroom

2.36m x 1.57m

In excellent condition, fitted with a white suite comprising close-coupled WC, pedestal wash hand basin, and twin-grip bath. Finished with easy-wipe flooring, ceramic tiled walls and sill, opaque UPVC side window, radiator, extractor fan, shaver point, and double cosmetics cupboard.

OUTSIDE

Front Garden

Mainly laid to lawn with a stone-chipped border adjoining the driveway.

Drive

Tarmac driveway providing parking for one vehicle.

Rear Garden

8.83m x 5.48m

A fully enclosed rear garden accessed via a timber gate from the front. Features a slabbed patio, lawn, and stone-chipped perimeters ideal for potted plants. The opposing side has gated access suitable for bin storage and recycling. External meter cupboard.





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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