1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



3 Dannog Y Coed, Barry CF63 1HF
Chain Free £550,000 Freehold

5 BEDS | 3 BATH | 3 RECEPT | EPC RATING C

Situated in the charming area of Dannog Y Coed, Barry, this impressive detached family home offers a perfect blend of modern living and comfort. With five spacious bedrooms, two of which boast en-suite bathrooms, this property is ideal for families seeking both space and convenience. The additional family bathroom is stylishly designed, ensuring that everyone has their own private space.

As you enter, you are greeted by three well-appointed reception rooms, providing ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen, which seamlessly flows into an extended vaulted living area. This bright and airy space is enhanced by bi-folding doors that open up to the beautifully landscaped rear garden, creating a perfect indoor-outdoor living experience.

The garden features a porcelain tiled patio, ideal for alfresco dining or enjoying a quiet moment in the sun, all surrounded by composite fencing for added privacy. The family-sized living room offers distant sea views across the Bristol Channel, making it a delightful spot to unwind.

For those needing a dedicated workspace, the property includes a study or sitting room, perfect for remote working or quiet reading. Parking is a breeze with space for up to four vehicles, complemented by a double garage equipped with an electric door for added convenience.

This exceptional home in Barry is not just a property; it is a lifestyle choice, offering modern amenities in a tranquil setting. Don't miss the opportunity to make this stunning house your new home.







FRONT
Externally, there is a multi-vehicle driveway, stone boundary walls, mature shrubbery, stone chippings, two composite side access gates, external lighting, power sockets, and an electric garage door with soffit lighting.

Entrance Porch
6'6 x 7'2 (1.98m x 2.18m)
Smoothly plastered ceiling with inset spotlights, plastered walls, Amtico wood-effect herringbone flooring, and a wall-mounted radiator. Features a composite obscure glass front door and side UPVC double glazed window.

Hallway
14'0 x 8'5 (4.27m x 2.57m)
Features smooth plastering with coving and spotlights, Amtico herringbone flooring, a wooden balustrade staircase with fitted carpet to the first floor, and a wall-mounted radiator. Oak doors lead to the cloakroom, double garage, extended sitting room/office, kitchen, and living room.

Integral Garage
17'9 x 16'9 (5.41m x 5.11m)
Plastered ceiling, exposed brick walls, and concrete flooring. Includes an electric roller shutter front door, full power and lighting, and a range of base and wall storage units with worktops and utility space.

W.C/Cloakroom
7'1 x 3'7 (2.16m x 1.09m)
Smoothly plastered ceiling with inset spotlights, extractor fan, plastered walls with a feature slate tiled reveal, and Amtico flooring. Fitted with a close-coupled toilet, vertical towel rail heater, and a quartz-topped vanity unit with ceramic sink and storage below.

Sitting Room/Office
18'3 x 10'3 (5.56m x 3.12m)
Vaulted ceiling with spotlighting, UPVC double glazed Velux window with electric blinds, Amtico herringbone flooring, modern vertical radiator, and a UPVC double glazed front window with wooden shutter blinds.

Living Room
16'4 x 15'1 (4.98m x 4.60m)
Smoothly plastered ceiling with coving and spotlights, Amtico herringbone flooring, modern vertical radiator, and a fitted media wall with storage drawers. UPVC double glazed window and French doors lead out to the rear garden with elevated sea views.

Kitchen/Dining
19'3 x 11'1 (5.87m x 3.38m)
Plastered ceiling with inset spotlights, Amtico tile-effect flooring, wall-mounted radiator, and a storage/cloak cupboard. Fitted with eye-level and base units with under-counter lighting, laminate worktops, breakfast bar, 1.5 bowl sink, integrated Bosch 5-ring hob, extractor, Bosch electric oven/grill, integrated dishwasher, and space for an American fridge-freezer.

Utility Room
7'5 x 5'1 (2.26m x 1.55m)
Plastered ceiling with inset spotlights and extractor fan, Amtico tile-effect flooring, base and wall units with laminate worktops, and a stainless steel sink. Houses the wall-mounted Worcester central heating boiler, space and plumbing for laundry appliances, and a UPVC double glazed door opening to the side patio.

Lounge
21'2 x 12'0 (6.45m x 3.66m)
Open-plan from the kitchen, featuring a vaulted ceiling with spotlights and UPVC double glazed Velux windows, Amtico flooring, wall-mounted radiator, and a media wall with TV sockets. Includes a large UPVC double glazed picture window and bi-fold doors opening to the rear garden with sea views.

FIRST FLOOR

Landing
Smoothly plastered ceiling with inset spotlights and plastered walls, fitted carpet flooring, loft access, and a wall-mounted radiator. Features a wooden balustrade, a storage cupboard housing the hot water cylinder, an airing cupboard, and wooden doors leading to all five bedrooms and the family bathroom.

Bedroom One
11'6 x 13'1 (3.51m x 3.99m)
Smoothly plastered ceiling with inset spotlights and coving, plastered walls, fitted carpet flooring, fitted wardrobes, and a wall-mounted radiator. Features a UPVC double glazed front window with wooden shutter blinds and an internal door to the ensuite.

En-Suite
6'5 x 6'4 (1.96m x 1.93m)
Plastered ceiling with inset spotlights, extractor fan, high-gloss porcelain tiled walls, and tile-effect vinyl flooring. Fitted with an obscure UPVC double glazed front window, walk-in double shower cubicle with mains shower and handheld attachment, vanity unit with storage and ceramic basin, close-coupled toilet, and a vertical towel rail heater.

Bedroom Two
11'6 x 11'6 (3.51m x 3.51m)
Smoothly plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring, fitted wardrobes, and a wall-mounted radiator. Features a UPVC double glazed rear window offering distant sea views across the Bristol Channel, with a sliding door leading to the ensuite.

En-Suite
8'1 x 5'2 (2.46m x 1.57m)
Smoothly plastered ceiling with inset spotlights, extractor fan, high-gloss porcelain tiled walls, and tile-effect vinyl flooring. Includes an obscure UPVC double glazed rear window, walk-in double shower cubicle with mains shower and handheld attachment, vanity unit with integrated sink, close-coupled toilet, and a vertical towel rail heater.

Bedroom Three
14'4 x 8'7 (4.37m x 2.62m)
Smoothly plastered ceiling with inset spotlights and coving, plastered walls, fitted carpet flooring, wall-mounted radiator, and a UPVC double glazed front window with wooden shutter blinds.

Bedroom Four
11'8 x 10'4 (3.56m x 3.15m)
Smoothly plastered ceiling with inset spotlights, plastered walls, fitted carpet, fitted wardrobes, wall-mounted radiator, and a UPVC double glazed rear window with distant Bristol Channel sea views.

Bedroom Five
9'7 x 7'7 (2.92m x 2.31m)
Smoothly plastered ceiling and walls, fitted carpet flooring, wall-mounted radiator, and a UPVC double glazed rear window with distant sea views across the Bristol Channel.

Family Bathroom
7'1 x 5'4 (2.16m x 1.63m)
Smoothly plastered ceiling with inset spotlights and extractor fan, high-gloss porcelain tiled walls, and tile-effect flooring. Equipped with an obscure UPVC double glazed front window, bath with mixer tap and overhead mains shower attachment, quartz-topped vanity unit with inset sink, storage, close-coupled toilet, and a vertical wall-mounted towel rail heater.

REAR GARDEN
Features porcelain tiled patio areas, artificial grass, mature shrubbery, flower borders, and composite boundary fencing with elevated views over the Bristol Channel. Includes outside taps, exterior lighting, outdoor power sockets, and side pathways with composite gates leading back to the front driveway.

COUNCIL TAX
Council tax band F.

DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.





www.ninaestateagents.co.uk

Company No: 5972152. Registered Office:1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350