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## 62 Clos Yr Wylan, Barry CF62 5DB £180,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Situated in a charming cul-de-sac on Clos Yr Wylan, this delightful coach house offers a perfect blend of comfort and coastal living on the sought-after Barry Island. With stunning sea views and only a short walk from Wales's coastal path, this property is ideally located just a stone's throw from the beautiful Jackson Bay and Whitmore Bay beaches, making it an ideal retreat for beach lovers.

Upon entering, you are welcomed by a small hallway with stairs that leads to a bright and airy living / dining room, perfect for relaxation or entertaining guests and with coastal views. The fitted kitchen is well-equipped with integrated appliances and flows seamlessly into the living space. This home boasts two generous bedrooms, providing ample space for rest and relaxation, along with a family bathroom that caters to all your needs.

The property features an enclosed rear courtyard garden, complete with a block-paved patio area surrounded by established shrubbery, offering a tranquil outdoor space to enjoy the fresh sea air.

Additionally, the front of the property includes a garage with power and lighting, along with a driveway that accommodates parking for two vehicles.

With local primary schools, cafes, and shops all within easy reach, and a train station just a five-minute walk away providing regular services to Cardiff and beyond, this property is not only a lovely home but also a practical choice for modern living. Being sold with no ongoing chain, this coach house is ready for you to move in and start enjoying the coastal lifestyle that Barry Island has to offer. Don't miss the opportunity to make this charming property your own.



## FRONT

### Entrance Hallway

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising to the first floor. Composite door to drive.

### Living / Dining Room

12'02 x 16'08 (3.71m x 5.08m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed window to the side elevation with far-reaching channel views. Through opening to kitchen. Wood panelled door leading through to an inner hall. Fitted carpet staircase rising from the entrance hallway.

### Kitchen

5'05 x 9'10 (1.65m x 3.00m)

Smoothly plastered ceiling with inset lights and extractor. Velux window. Smoothly plastered walls. Vinyl flooring. Porcelain tiled splashbacks. Fitted kitchen comprising of wall and base units. Wood laminate worktops. 1 1/2 bowl stainless steel sink. Integrated four ring gas hob. Stainless steel cooker hood. Integrated double oven. Integrated fridge / freezer. Integrated washing machine. Through opening to living / dining.

### HALLWAY

2'11 x 6'00 (0.89m x 1.83m)

Smoothly plaster ceiling and loft access, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading through to the family bathroom. Access to storage cupboard with water tank. Wood panelled door leading through to the living / dining room.

### Bedroom One

10'06 x 11'08 (3.20m x 3.56m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in wardrobes. Wood panelled door leading through to the inner lobby.

### Bedroom Two

7'03 x 8'06 (2.21m x 2.59m)

Smoothly plastered ceiling with Velux window, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Wood panelled door leading through to the inner landing.

### Family Bathroom

6'02 x 9'09 (1.88m x 2.97m)

Smoothly plaster ceiling and inset lights and vent extractor. Smoothly plastered walls - part porcelain tiled splashbacks. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wood panelled door leading through to the inner hallway.

## REAR

Enclosed rear courtyard garden. Paved patio area. Laid decorative chippings. Feather edged fencing surrounding. Planted established shrubbery. Wood framed door with obscured glass insert leading to garage.

## GARAGE

12'02 x 18'00 (3.71m x 5.49m)

Up and over garage door. Power and lighting. Wall mounted boiler. Access to understairs storage. Wood framed door leading to rear courtyard garden.

## COUNCIL TAX

Council tax band D

## 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.

## PHOTOGRAPH DISCLAIMER

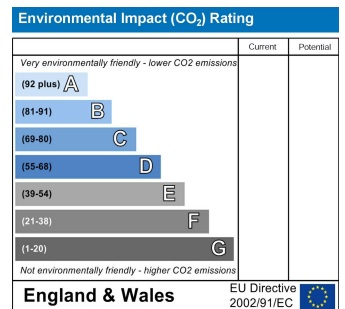
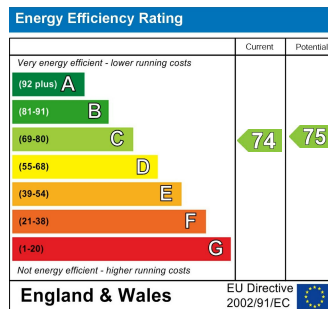
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## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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