

2 Heol Fioled

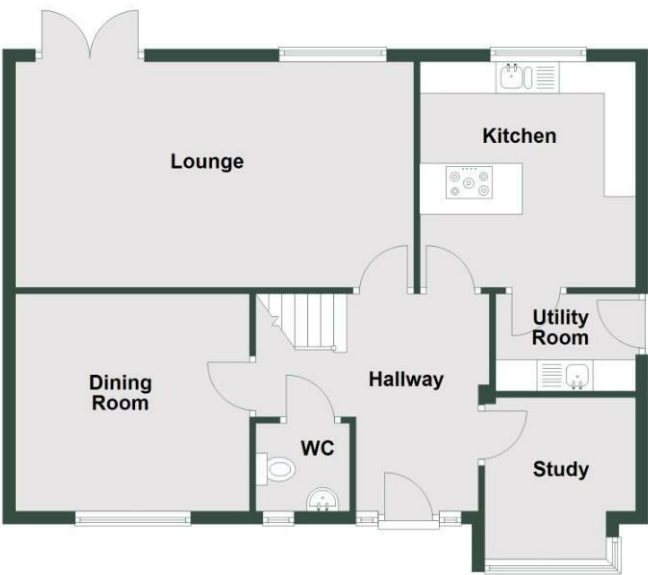


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

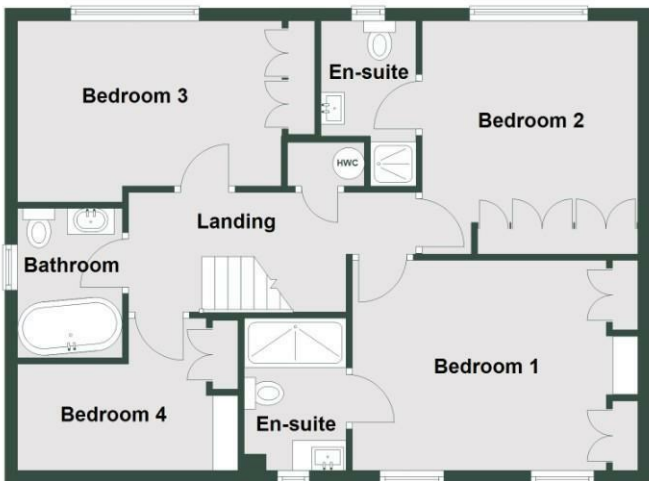
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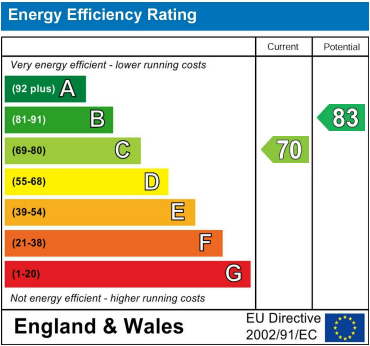
Ground Floor



First Floor



Total area: approx. 141.0 sq. metres (1518.0 sq. feet)
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SHEPHERD SHARPE



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Barry CF63 1HB

£540,000

A beautiful double fronted four bedroom detached house found in a quiet location with excellent off road parking leading to detached double garage, side garden and very private secluded landscaped rear garden backing onto woodland. The property is situated at the head of a cul-de-sac in an elevated position looking out across Barry with views of the Bristol Channel. Immaculately presented throughout with contemporary finishes. Comprises hallway, wc, lounge, study, contemporary kitchen/breakfast room with built-in appliances, utility room, spacious landing, four bedrooms, two en-suite bathrooms and family bathroom. Off road parking to front for several cars, access to double garage. Gas central heating, uPVC double glazing, high quality bathrooms, kitchen and utility room. Freehold.

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Attractive composite panelled part glazed front door with full height glazed windows lead to spacious hallway.

Hallway
12'0" x 11'11" (3.68m x 3.64m)

A bright and light central hallway. Attractive veneered doors to all ground floor rooms, stainless steel and glass contemporary balustrade, Amtico flooring, radiator, chrome switches and sockets.

W.C.
Well appointed. Comprising contemporary pedestal wash basin, matching twin flush wc. Tiled splashback, Amtico flooring, radiator. uPVC double glazed window to front.

Study
8'10" x 7'9" (2.70m x 2.38m)
uPVC double glazed bay window to front. Amtico flooring, radiator.

Lounge
20'8" x 11'5" (6.30m x 3.50m)
A spacious rear facing lounge. Elegant tall window and French doors giving access to garden. Contemporary fireplace with granite hearth, decorated in a classic style, Amtico flooring, two radiators, chrome switches and sockets.

Dining Room
12'0" x 11'3" (3.67m x 3.43m)
uPVC double glazed deep window to front. Amtico flooring, radiator, access to understairs storage, cornice, contemporary decoration, chrome switches and sockets.

Kitchen/Breakfasting
11'5" x 11'3" (3.50m x 3.44m)
Stylish and beautifully finished in white, coordinating quartz worktops and up stand. Peninsula island with induction hob, built-in sink with cut away drainer and lever mixer tap with adjustable nozzle, integrated appliances include two AEG ovens and induction hob, Faber chimney extractor, fridge, freezer and dishwasher. The kitchen cupboards are well planned with a high number of pan drawers, additional slimline storage, tall pantry cupboard and two eye level cupboards. Modern lighting, Amtico flooring, chrome switches and sockets. uPVC double glazed window to rear, door to utility room.

Utility Room
7'5" x 4'11" (2.27m x 1.52m)
White units, quartz worktop with built-in sink, lever mixer tap with adjustable nozzle, Ideal boiler which connects with an insulated hot water tank (first floor), Amtico flooring, access to fuse box, extractor, plumbing for washing machine, space for tumble dryer. uPVC double glazed door to rear.

First Floor Landing
Decorated in white, pale carpet, stainless steel and glass balustrade, radiator, loft access, airing cupboard with insulated tank and shelving plus additional storage. Attractive veneered doors to all rooms.

Bedroom 1
14'8" x 11'0" (4.49m x 3.37m)
A generous double bedroom. uPVC double glazed windows to front with elevated views looking across towards Sully, Barry and the Channel. Two large built-in wardrobes, freshly decorated, carpet, radiator, contemporary wall lights, brush stainless steel switches and sockets.



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En-Suite 1
7'6" x 5'5" (2.30m x 1.66m)
Attractively presented and fully tiled. Large low profile shower enclosure with chrome shower fitting, sliding shower attachment plus rainfall rose, twin flush wc, contemporary wash basin with lever mixer tap with built-in furniture and concealed plumbing. Mirror with light, shaver point, mirror cabinet, chrome column radiator. uPVC double glazed window.

Bedroom 2
11'10" x 11'3" (3.62m x 3.44m)
uPVC double glazed window to rear looking onto pretty garden and adjoining woodland. Carpet, radiator, suite of built-in bedroom furniture, radiator. Access to en-suite 2.

En-Suite 2
8'6" x 4'3" (2.61m x 1.32m)
Completely refurbished and beautifully tiled. Low profile shower enclosure with recessed controls, contemporary wall mounted sink with built-in the furniture and lever mixer tap, twin flush wc. Mirror with light, contemporary radiator. uPVC double glazed window.

Bedroom 3
13'9" x 8'8" (4.21m x 2.65m)
An excellent third double bedroom. uPVC double glazed window looking out across garden and adjacent woodland. Suite of built-in furniture, carpet, radiator, decorated in white.

Bedroom 4
11'5" x 7'10" (max) (3.50m x 2.40m (max))
uPVC double glazed window to front elevated view of Barry and Channel. L shaped single size room with large wardrobe, dressing area, carpet, radiator.

Bathroom
Recently upgraded and completely refurbished. Comprising freestanding bath with contemporary mixer tap with shower attachment, wall hung wc with twin flush, contemporary wash basin with mixer tap and built-in furniture and concealed plumbing. Chrome accessories, circular mirror with light, contemporary radiator. uPVC double glazed window to side.

Front Garden
The property is set well back from the road in a quiet elevated position, excellent off road parking plus the additional double garage. Central steps with lighting leading up to a covered porch, postbox and access to front door. Each side of the pathway is attractively presented with lawn and mixed mature planting, gate to side and rear garden, spacious additional seating area.

Double Garage
17'9" x 17'8" (5.42m x 5.41m)
Two doors to front (one manual and the other electric), power and light.

Side Garden
A unique side garden capturing the morning sun, a small but ideal storage area at the rear of the garages, additional seating area, raised bed and mature planting.

Rear Garden
Extremely private rear garden siding onto woodland, full width entertaining area and deck with space for large gazebo and outdoor kitchen, party laid to lawn, raised bed, mature planting, elevated seating area to one corner.

Council Tax
Band F £ 3,029.16 p.a. (25/26)

Post Code
CF63 1HB

