



**Clos Yr Wylan, Barry, Vale of Glamorgan CF62 5DB
£350,000**

Spacious three storey detached family home set on the sought after modern development at Nells Point. Some views of the sea beyond. Beaches and the train station are within easy walking distance.

Accommodation briefly comprises, hallway, cloakroom/w.c. lounge, family room, kitchen/breakfast room, conservatory. Five bedrooms with en-suite to master and bedroom two plus family bathroom. Gardens front and rear. Off road parking and double tandem garage.

Barry Island is a peninsula forming part of the town of Barry in the Vale of Glamorgan. A vibrant area with many seasonal activities based around the Whitmore Bay area.

The proximity of the train station means that Cardiff and The Vale are easily commutable.

Viewing highly recommended to appreciate.

Entrance Hallway

Entered via a Upvc double glazed door with leaded lights. Wood effect flooring. Radiator. Hanging space for cloaks. Coved ceiling and light. Stairs to first floor. Telephone point. Doors to lounge, cloakroom/w.c. and family room.

Cloakroom/w.c.

Fitted with a close coupled w.c. and pedestal wash hand basin. Radiator. Tiling to dado level. Ceiling light and extractor. Continuous flooring.

Lounge

22'7" x 10'8" (6.892m x 3.268m)

Dual aspect with Upvc double glazed window to front bay. French double doors opening to rear garden. Wood laminate flooring. Feature fireplace with wooden surround. Marble style back and hearth. Living flame gas fire in situ. Two radiators. Coved ceiling and lights.

Family Room

11'11" x 10'8" (3.649 x 3.269)

Upvc double glazed window to front aspect. Radiator. Coved ceiling and light.

Kitchen/Breakfast Room

16'11" x 11'11" (5.160 x 3.649)

Fitted with a comprehensive range of wall and base units. Plate rack and wine rack. Work tops incorporate a ceramic one and a half bowl sink unit with mixer tap over. Plumbing and space for appliances. Vinyl flooring. Tiled splashbacks. Space for table and chairs. Upvc double glazed windows and door into conservatory. Ceiling spot lights. Space for range style cooker.

Conservatory

17'9" x 12'3" (5.418 x 3.757)

Large Upvc double glazed construction with dwarf wall. Wall and ceiling lights. Tiled flooring.

First Floor

Doors to all rooms. Upvc double glazed window to front aspect. Radiator. Ceiling light.

Master Bedroom

12'0" x 10'8" (3.661 x 3.275)

Upvc double glazed window to front aspect. Fitted wardrobes with shelving and hanging space. Radiator. Ceiling light. Door to:

En-Suite

8'3" x 6'5" (2.52 x 1.960)

Fitted with a suite comprising, shower enclosure, close coupled w.c. and pedestal wash hand basin. Tiling to dado level and splashbacks. Ceiling light and extractor. Obscured Upvc double glazed window to rear aspect. Mirror and glass shelf over basin. Shaver point. Vinyl flooring.

Bedroom Two

11'0" max x 9'10" max incorp. en-suite (3.366 max x 3.0 max incorp. en-suite)

Upvc double glazed window to rear aspect with glimpses of the sea. Fitted wardrobes with shelving and hanging space. Radiator. Ceiling light. Door to:



En-Suite

5' 3" x 5' 6" (1.52m 0.91m' x 1.52m 1.83m')

Fully tiled and fitted with a suite comprising, shower enclosure, close coupled w.c. and pedestal wash hand basin. Obscured Upvc double glazed window to rear aspect. Radiator. Ceiling light and extractor.

Bedroom Three

11'0" x 8'3" (3.353 x 2.538)

Upvc double glazed window to front aspect. Fitted wardrobe with shelving and hanging space. Radiator. Ceiling light.

Family Bathroom

7'5" x 6'0" (2.269 x 1.829)

Fitted with a suite comprising, bath with side panel and shower mixer tap over, close coupled w.c. and pedestal wash hand basin. Tiling to dado level and splashbacks. Mirror to one wall over bath. Ceiling light and extractor. Obscured Upvc double glazed window to rear aspect. Tiled flooring.

Second Floor

Doors to bedroom four and five plus airing cupboard which houses the boiler and with pine slatted shelving. Ceiling light.

Bedroom Four

18'8" x 11'0" (5.693 x 3.364)

Upvc double glazed window to front aspect and Velux style window to rear aspect. Some glimpses of the Sea. Two radiators. Ceiling light.

Bedroom Five

18'2" x 13'8" (5.542 x 4.169)

Upvc double glazed window to front aspect and Velux style window to rear aspect. Some glimpses of the Sea. Two radiators. Ceiling light.

Outside

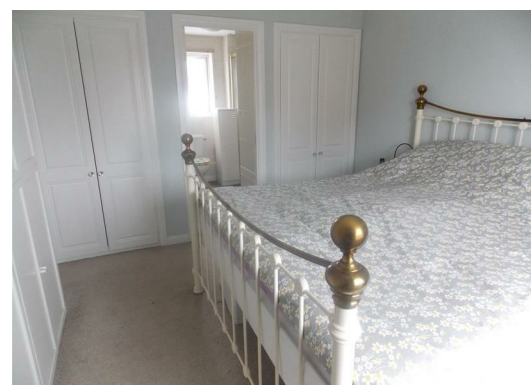
Gated frontage laid to lawn with pathway to main entrance. Enclosed rear garden mainly laid to lawn with patio area to side and gate to driveway and garage. Space for Summer House.

Double Tandem Garage

Driveway to side with off road parking for two cars approx. and leads to a double tandem garage with up and over door.

We have been informed that the property is Freehold

PROOF DETAILS



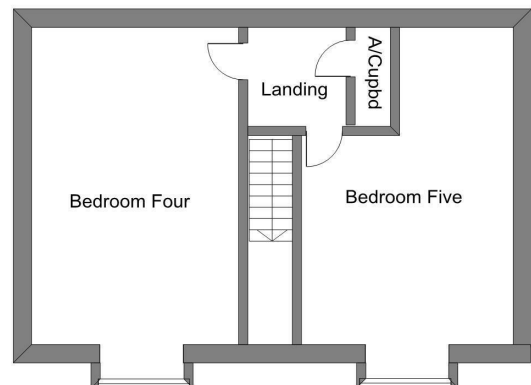
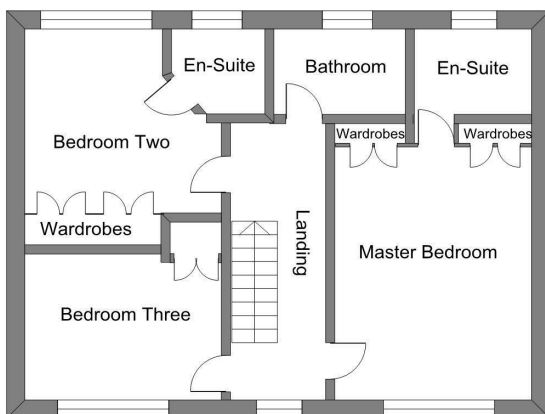
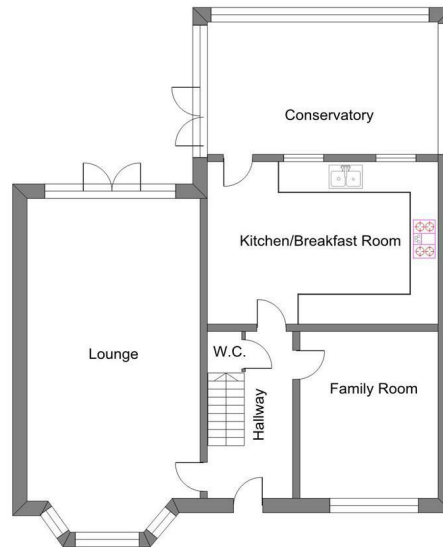


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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