

KNIGHTS



Residential & Commercial Sales and Letting Agents



Maes-Y-Coed

Barry, CF62 6SZ

£695,000



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Maes-Y-Coed



Description

Tucked away at the head of the peaceful cul-de-sac, this home on Maes-Y-Coed is now available with Knights, offering a wonderful opportunity for families seeking to make their mark.

The current owners, throughout their time at the property have superbly renovated and maintained the property to a high standard, now providing a spacious, well-presented, contemporary home. It is brimming with modern features and presents the perfect canvas for creating a beautiful family home in one of Barry's most desirable location. Just a stones throw away from the Seafront, with beaches, Romilly Park, the Knap Lake/Gardens and the Heritage coastal path in walking distance. This property also allows for easy outdoor living with a glass fronted lounge and glass room to the rear providing the perfect hosting space for BBQ/alfresco dining. Benefits from flexible living options, providing potential for separate living, e.g. Annex or teenage domain with personal front access.

Accommodation briefly comprising; Entrance Hallway. Modern open plan Kitchen/Diner/Living Room. Generous Utility/Food Preparation Room with further storage room and W/C to the Ground floor. Sitting room, Two bedrooms and spectacular bathroom to the upper ground floor. Two further double bedrooms

- Sought after West End Location
- Outdoor living spaces
- Underfloor heating
- Recently Renovated to high standard
- Substantial - Four bedroom home
- Modern Open plan living
- Four/Five bedrooms
- Flexible accommodation
- Sea Views
- NO CHAIN



**ENTRANCE**

Steps that lead to the front composite door with obscure glass panels leading into:

ENTRANCE HALLWAY

Double glazed window to the side elevation. Steps leading to landing with fitted carpet. Porcelain tiling to floor with underfloor heating. Doors opening to living/dining/kitchen, storage room and cloakroom.

OPEN PLAN LIVING/DINING/KITCHEN

21'9" x 20'10" to widest points
Living/Dining Space - 21'9" x 13'6"

Large Aluminium double glazed windows and sliding doors to the side elevation allowing plenty of natural lighting and access to garden. Windows and doors fitted with Screen Mesh electric blinds providing privacy from the garden yet still allowing views from the inside-out. Task and Ambient lighting throughout including LED lighting framing the windows. Lamps wired into the mains light switches and modern light fittings. Coordinating the kitchen, a designated coffee station with storage and work surfaces. USB power points. Porcelain tiling to floor with underfloor heating. Open to;

Kitchen - 13'11" x 9'9"

Newly fitted German kitchen including a range of wall and base units with Quartz work surfaces over and shelving built in providing plenty of smart storage and lighting. Matching Island housing the Elica four ring gas extractor hob. Stainless steel sink with Quooker tap over, providing instant hot water. Eye level oven with warming drawer and combination microwave/oven above. Task and Ambient lighting throughout. Integrated full size fridge. USB power points. Continuation of the tiling to floor with underfloor heating. Double glazed sliding doors to the rear elevation with fitted security blinds and additional door to the side elevation, both giving direct access to the rear garden rooms. Door leading to;

UTILITY ROOM
11'10" x 8'2"

Double glazed window to the side elevation. Modern light fittings to ceiling. Range of wall and base units with marble work surfaces and matching up stands over with under counter spotlights. Composite one and a half bowl sink with mixer tap over. Drainer built into work surfaces. Electric four ring hob with extractor fan above. Full size integrated freezer and undercounter fridge. Integrated dishwasher. Space and plumbing for washing machine. Tiling to floor with underfloor heating. Open to;

PANTRY/STORAGE
10'3" x 3'9"

Spacious storage area matching the utility room, with wall and base units and work surfaces. Built in wine cooler. Continuation of tiling to floor. Door leading to the entrance hallway.

CLOAKROOM

Automatic/PIR lighting. Tiling to all walls. Vanity unit housing the low level w/c and wash hand basin with mixer tap over. Continuation of the tiling to floor.

LANDING

Wall lights. Fitted carpet. Built in storage cupboard with sliding mirrored doors, benefiting from space for tumble dryer, also housing the hot water tank. Fitted carpet with solid wood flooring below. Doors off to all rooms.

FRONT SITTING ROOM

14'11" x 12'0"

Double glazed windows to the front and side elevation providing fantastic sea views of the Bristol Channel, Barry Island and beyond. Windows fitted with electric powered day-night blinds. Built in storage units with shelving space and LED lighting. Ample room for living furniture. Radiator. Wooden flooring.

* This room could also be used as an additional bedroom or work space *

BEDROOM THREE

12'10" x 8'11"

Double glazed window to the front elevation with sea views across Bristol Channel, Barry Island and beyond. Windows fitted with electric powered day-night blinds. Range of fitted high gloss wardrobes with shelving, hanging space and built in drawer unit. USB power points. Radiator. Fitted carpet.

BEDROOM FOUR

10'9" x 6'11"

Currently being utilized as a dressing room.

Double glazed window to the front elevation with the same stunning sea views. Windows fitted with electric powered day-night blinds. Built in wardrobe with mirrored sliding doors and further storage space with matching mirrored doors. Radiator. Fitted carpet.

BATHROOM

12'1" x 8'11"

Double glazed obscure window to the side elevation. Spotlights to ceiling. Four piece suite comprising; Sunken bath with mixer tap and handheld shower attachment over, double walk-in shower with non-slip tray, benefiting from both waterfall shower head plus adjustable shower attachment, wall mounted w/c with motion operated flush and wall mounted vanity unit housing the wash hand basin with mixer tap over and LED illuminated heated mirror. Built in mirrored television above the bath. Tiling to dado height and splash back areas. LED lighting framing the

shower, bath and Vanity unit. Built in storage unit also housing shaving point. Extractor fan. Three Designer controlled heated towel bars, with timer setting. Underfloor heating, with one heated wall. Wood effect Karndean flooring.

LOWER FLOOR HALLWAY

Stairs descending to lower floor hallway with under stair storage cupboard. Door to the front elevation giving access to the front garden. Double glazed obscure window providing natural lighting. Radiator. Access to boiler room, housing the Vaillant boiler with ample storage space. Tiling to floor. Doors off to all rooms.

BEDROOM ONE

18'9" x 9'11"

Light and airy bedroom also benefitting from view to the front elevation. Double glazed box bay window to the front elevation, fitted with day-night electric powered blinds. Built in wardrobe and access to the undercroft storage space. Wall lights. Radiator. Fitted carpet.

BEDROOM TWO

12'1" x 8'10" to wardrobes

Double glazed window to the front elevation, fitted with day-night electric powered blinds. Range of fitted wardrobes with mirrored sliding doors benefitting from shelving and hanging space. Radiator. Fitted carpet.

SHOWER ROOM

Spotlights to ceiling. Tiling to all walls. Three piece suite comprising; Walk in shower cubicle with wall mounted mixer shower, vanity unit housing the wash hand basin with mixer tap over and low level w/c. Heated towel rail. Extractor fan. Tiling to floor with underfloor heating.

SIDE GARDEN

Enclosed within mature hedging and fencing with sea views to front elevation. Mainly laid with AstroTurf. Hot tub built into wooden gazebo to remain. Raised mature flower and shrub borders. Outside lighting. Steps leading to driveway. Access to garden rooms. Opposite side to the property has two brick built storage sheds. Hot and cold pet shower. Gate giving access to front garden.

FRONT GARDEN

Grand stairway rising to both upper and lower front entrances. Low maintenance tiered garden laid to decorative stone/slate and bark with mature trees and shrubs. Room for garden furniture. Outside electrics.

REAR GARDEN

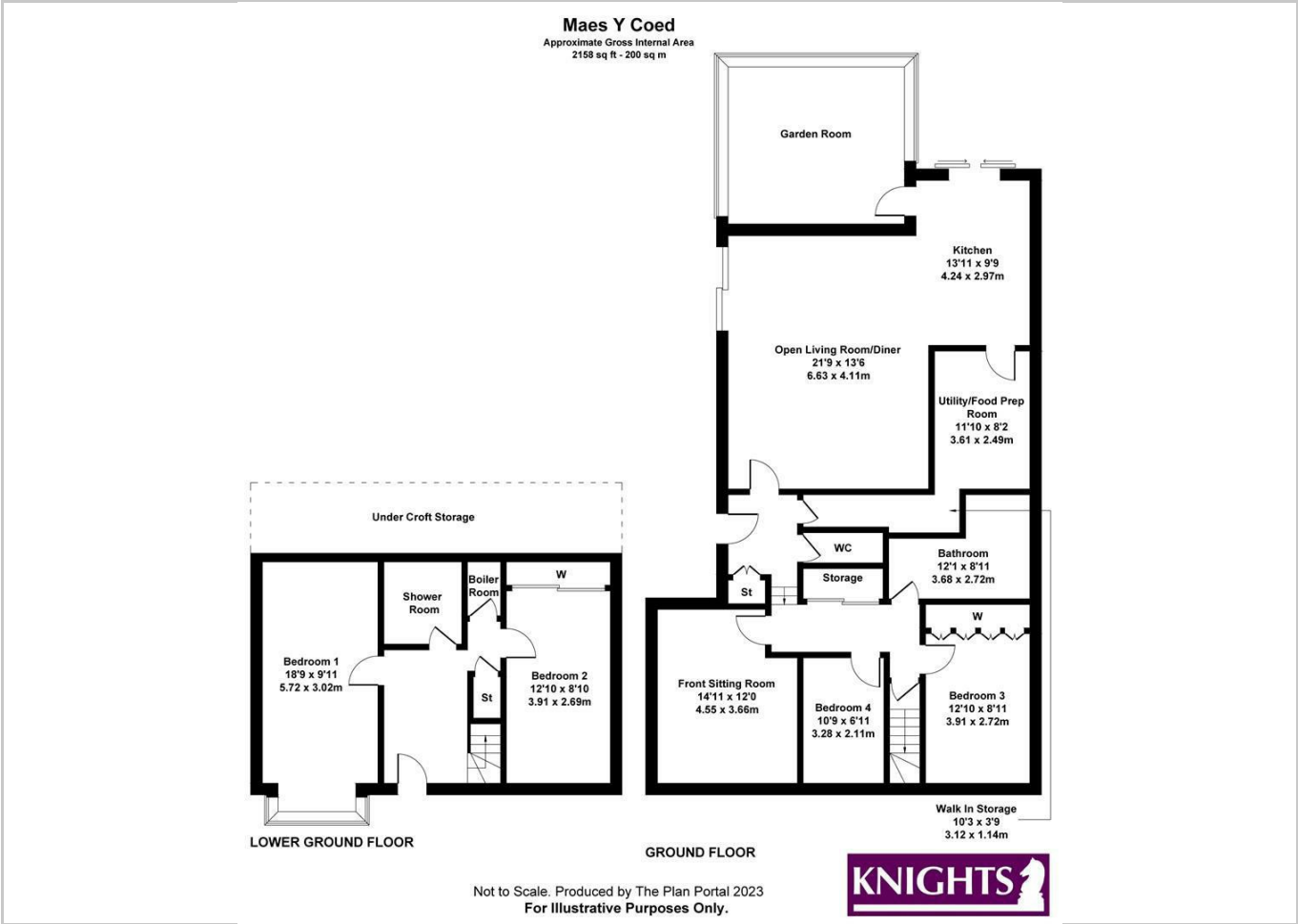
Private enclosed garden with brick built borders stocking mature flowers, shrubs and trees. Garden room perfect for use in all seasons with ample room for lounge/leisure furniture, power sockets and LED lighting, glass sliding screen leading to dining area extending from the kitchen with electric power awning and LED lighting.

CARPORT

17'6 x 17'6

Gated carport. Outside water tap.

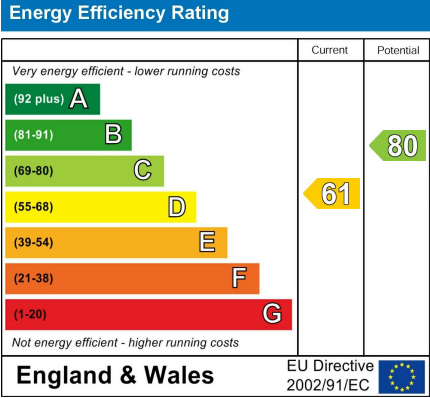
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.

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