



Nant Talwg Way, Barry

offers in excess of **£510,000** Freehold

pa black



Nant Talwg Way, Barry

Rare to market, this detached 5 bedroom family home is situated in the popular Nant Talwg Way cul-de-sac. Briefly comprising of spacious hallway, living room, generous sized kitchen/ diner, utility room, shower room, landing, 5 bedrooms, family bathroom, landscaped rear garden, generous sized driveway, garage *potential to convert garage to reception room*. Benefiting from gas central heating and double glazing. Located in the desirable Nant Talwg, Nant Talwg Way is conveniently located for many of the amenities and facilities available within the immediate area; shops, parks, popular school catchment, supermarkets. The beach is within a few minutes' drive as is the Cardiff International Airport. The A4050 gives easy access towards the A4232 and the M4 motorway, as well as Cardiff city centre with its well regarded shopping centres and Cardiff Bay with its restaurants, bars and the Millennium Centre. *ONLINE VIEWING AVAILABLE* Please call 01446 733224 to arrange your viewing.

Entrance Hallway

Spacious hallway with plenty of space for storage, wood flooring, power points, radiator, stairs ascending to first floor, doors leading into Living Room and larger than average Kitchen/ Diner;-

Living Room

18' 7" x 14' 4" (5.66m x 4.37m)

To the front. T.V. point, power points, radiator, continuation of wood flooring, inset alcove housing log burner, coving, double glazed window to front aspect.

Kitchen/ Diner

21' 11" x 17' 1" (6.68m x 5.21m)

Larger than average family Kitchen/ Diner. Bespoke high end fittings, to include 'NEFF' appliances. Matching wall and base units with complimentary granite work tops, inset stainless steel sink, drainer and chrome mixer tap, inset 5 ring gas hob, oven and stainless steel cooker hood over, integral dishwasher, space for fridge/ freezer, power points, radiator, fitted breakfast bar, plenty of space for dining table and chairs, tiled flooring, double glazed window to rear aspect, double glazed French doors to Rear Garden, door leading into Utility Room;-

Utility Room

8' 5" x 6' 6" (2.57m x 1.98m)

Fitted work top, inset stainless steel sink, drainer and chrome mixer tap, space for washing machine or tumble dryer, continuation of tiled flooring, power points, radiator, Boiler. UPVC glazed door to Rear Garden, door leading into Shower Room;-

Shower Room

W.C., wash hand basin, shower cubicle, splash back tiled areas, tiled flooring, chrome towel radiator, double glazed opaque window to side aspect.





Landing

Fitted carpet to stairs and landing, power points, radiator, loft hatch access *loft has been boarded, with lighting*, doors leading into Bedrooms and Bathroom:-

Bedroom One

11' 7" max x 10' 11" (3.53m max x 3.33m)

Bespoke fitted wardrobes, fitted carpet, power points, radiator, double glazed window to front aspect.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

Fitted carpet, power points, radiator, double glazed window to rear aspect.

Bedroom Three

13' 5" plus fitted wardrobes x 8' 5" (4.09m plus fitted wardrobes x 2.57m)

Bespoke fitted wardrobes, fitted carpet, power points, radiator, double glazed window to front aspect.

Bedroom Four

8' 5" x 7' (2.57m x 2.13m)

Fitted carpet, power points, radiator, double glazed window to rear aspect.



Bedroom Five

8' 3" x 6' 11" plus fitted storage cupboard (2.51m x 2.11m plus fitted storage cupboard)

Fitted storage cupboard over stairs, fitted carpet, power points, radiator, double glazed window to front aspect. *Perfect space for Home Office*

Bathroom

W.C., wash hand basin, bath with attached rinse head, separate double shower cubicle, splash back tiled areas, chrome towel radiator, double glazed opaque window to rear aspect.

Garage

Integral garage *POTENTIAL TO CONVERT TO RECEPTION ROOM/ BEDROOM/ HOME OFFICE* Pull up-and-over door to driveway, power points, lighting. Door providing access to side.



Outside

To The Front

Lighting inset to soffit of property. Block paved driveway for multiple vehicles, complimentary flower beds, partly laid to lawn, side access to rear garden. Sympathetic Bradstone to front extension, in keeping with street view and original style build.

To The Rear

A generous sized landscaped rear garden. Indian sand stone tiles, laid to lawn, retaining wall to upper level, complimentary flower beds and shrubs, outside tap, enclosed with enclosed fencing. Side access to front.

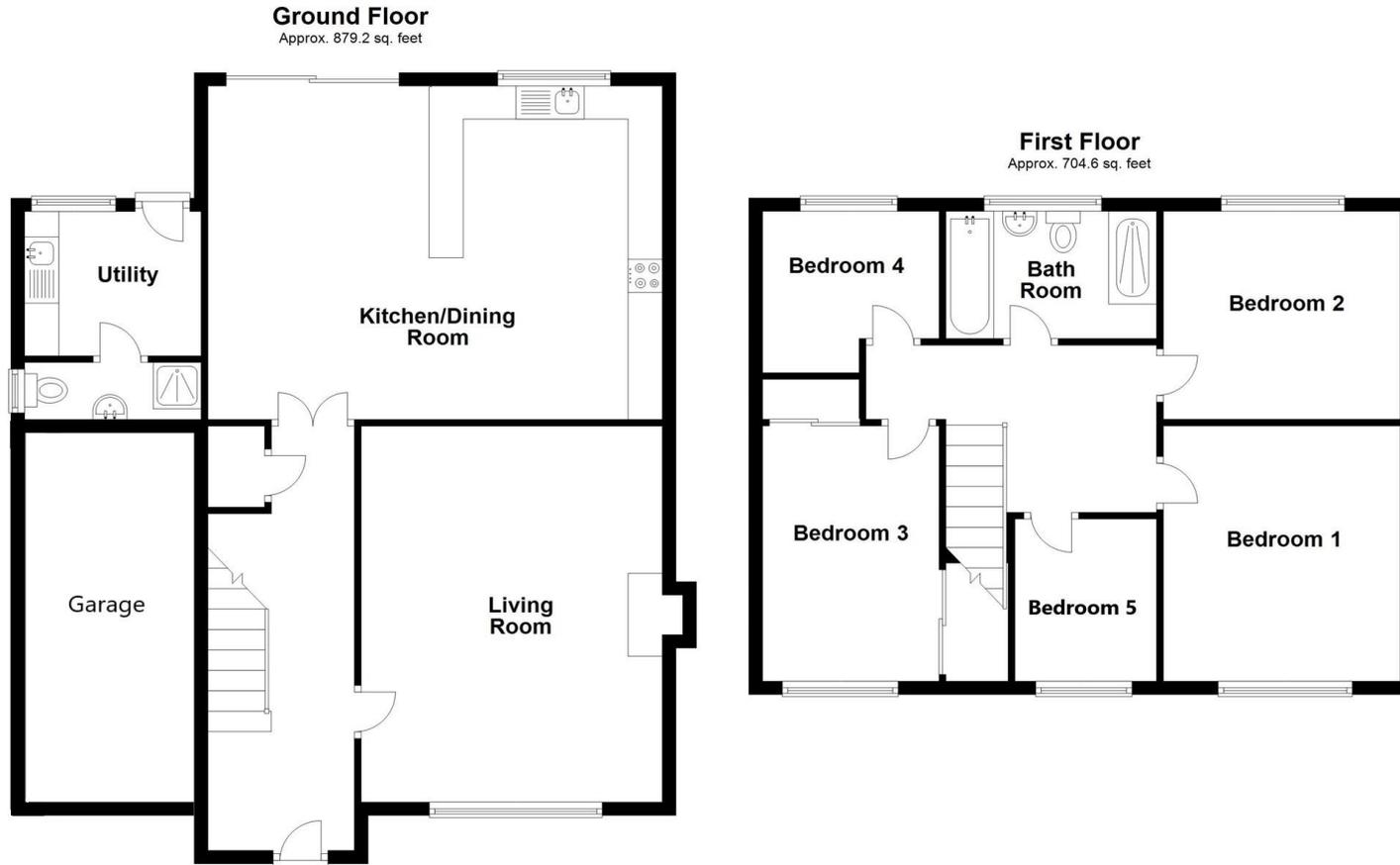
Property Information

Overtime this well maintained family home has benefited from several upgrades comprising of new windows and doors throughout, a bespoke fitted kitchen, additional ground floor shower room and first floor family bathroom, rewired and re-plumbed, new flooring throughout, restored architrave and coving, a landscaped rear garden and block paved driveway. A smoke detector and alarm system have also been fitted.









Total area: approx. 1583.9 sq. feet

9 Tynewydd Road, BARRY, South Glamorgan, CF62 8HB

EPC Rating: C

Property Ref: BAY303879 - 0006



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

