

13 Wye Close

Barry, CF62 7TF

Watts
&Morgan

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£375,000 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

An immaculately presented, two bedroom detached bungalow. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, sitting room, open plan kitchen/living/dining room, two bedrooms, shower room and additional cloakroom. Externally the property benefits from a driveway providing off-road parking and beautifully landscaped front and South facing rear garden.

Directions

Cardiff City Centre – 9.7 miles

M4 Motorway – 8.4 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

Entered via a partially glazed composite door with a glazed side panel into a welcoming hallway benefiting from wood effect luxury vinyl tile (LVT) flooring, decorative cornice detailing and three recessed storage cupboards; one of which housing the wall mounted 'Baxi' combi boiler.
The sitting room enjoys carpeted flooring and a set of uPVC double glazed large sliding doors overlooking and providing access to the garden.
The spectacular open plan kitchen/dining/living room enjoys continuation of wood effect LVT flooring, recessed ceiling spotlights, a set of uPVC double glazed French doors and a set of uPVC double glazed sliding doors providing further access to the garden. The kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; an 'AEG' electric oven, a 'Neff' 4-ring gas hob with an extractor fan over, a 'Bosch' fridge/freezer, a 'Hotpoint' dishwasher and a 'Hotpoint' washer/dryer. The kitchen further benefits from matching quartz upstands, an under-mounted stainless steel bowl and a half sink with a mixer tap over and a uPVC double glazed window.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of recessed fitted wardrobes with mirrored sliding doors and a uPVC double glazed box bay window to the front elevation.
Bedroom two is a double bedroom and enjoys carpeted flooring, uPVC double glazed window to the front elevation.
The shower room has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a floating wash-hand basin set with a vanity unit and a WC. The shower room further benefits from wood effect LVT flooring, partially tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the side elevation.
The cloakroom has been fitted with a 2-piece white suite comprising; a corner wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, recessed ceiling spotlights and an obscure uPVC double glazed window to the front elevation.

Gardens & Grounds

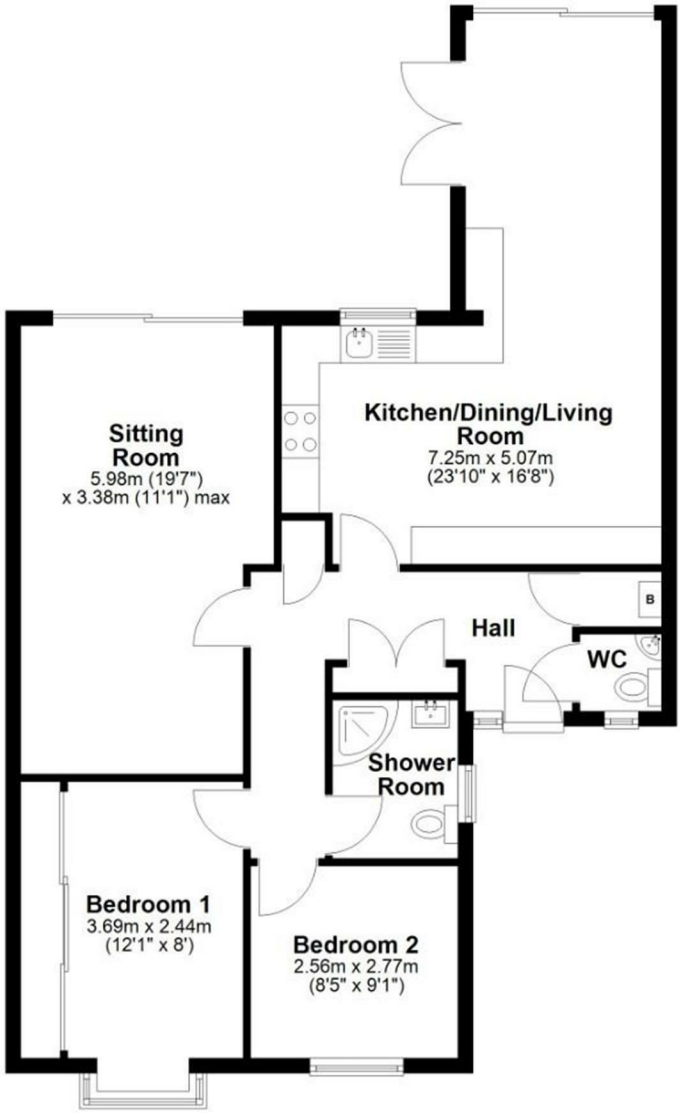
13 Wye Close is approached off the street onto a driveway providing off-road parking. The beautifully landscaped front garden is predominantly laid to lawn with a variety of mature shrubs and borders.
The private enclosed, South facing rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining.

Additional Information

Freehold.
All mains services connected.
Council tax band 'D'.
EPC rating 'C'.

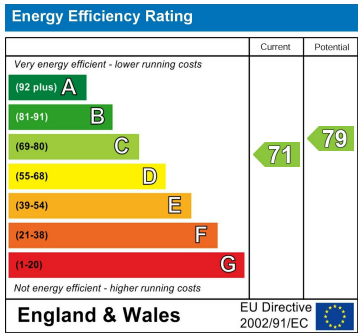
Ground Floor

Approx. 81.9 sq. metres (881.6 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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