



21 Coed-Y-Felin, Barry CF62 6LG £410,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Situated in the area of Woodlands Rise, Barry, this stunning detached house is a true gem. The property has been fully renovated and extended, offering a modern and spacious living environment. With easy access to Pontypridd Road, which leads to Culverhouse Cross and the M4, this home is perfectly positioned for both convenience and tranquillity.

Upon entering, you are greeted by a welcoming hallway adorned with elegant porcelain tiled flooring. The living room features a contemporary media wall, creating a stylish focal point. The heart of the home is undoubtedly the impressive extension, which boasts a modern fitted kitchen equipped with integrated appliances, quartz worktops, and a large central island, ideal for both cooking and entertaining. The adjoining sitting area, enhanced by a lantern roof, provides a bright and airy space with log burning stove, Bi-Folding doors leading to the rear garden, complemented by a dining area. A utility room with garage access and a convenient cloakroom complete the ground floor.

Upstairs, you will find three well-proportioned bedrooms, including a master suite with its own en-suite bathroom, ensuring comfort and privacy. A family bathroom serves the remaining bedrooms, providing ample facilities for all.

The outdoor space is equally appealing, featuring an enclosed garden with a spacious porcelain slabbed patio area, perfect for alfresco dining. The garden is thoughtfully designed with raised beds filled with decorative bark and established shrubbery. Additionally, there is ample space on the side for storage.

To the front of the property, a triple driveway provides parking for up to five vehicles, along with access to the garage.

IN ACCORDANCE WITH SECTION 21 OF THE ESTATE AGENTS ACT 1979, I HEREBY DECLARE THERE IS A PERSONAL INTEREST IN THE SALE OF THIS PROPERTY. A MEMBER OF STAFF OF THIS FIRM IS AN OWNER OF THE PROPERTY IN QUESTION



FRONT

Driveway providing parking for multiple vehicles. Garage. Steps ascending to a composite front door leading to the entrance hallway. Side access to rear garden.

Entrance Hallway

6'02 x 15'02 (1.88m x 4.62m)

Smoothly plastered ceiling, smoothly plastered walls - Part decorative panelling. Porcelain tiled flooring. Wall mounted radiator. Composite front door with obscured glass insert. Wood panelled door leading to W.C. Cloakroom. Wood framed doors with glazed inserts leading through to living room and kitchen, dining and sitting room. Fitted bespoke spindle staircase and fitted carpet rising to the first floor.

Living Room

10'11 x 14'11 (3.33m x 4.55m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to front elevation. Bespoke media wall with integrated lighting and electric fire. wood framed glazed door leading through to the entrance hallway.

Kitchen / Dining / Living

23'07 x 24'03 (7.19m x 7.39m)

Smoothly plastered ceiling with inset lights and lantern, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed bi - folding doors leading to the rear garden. Modern fitted kitchen comprising of wall and base units. Quartz worktops. Central Island with Quartz worktop. Integrated double oven. Integrated five ring induction hob. Integrated microwave. Integrated fridge and freezer integrated dishwasher. Wall mounted cooker hood. Composite sink with waste disposal unit fitted. Dining Area. Sitting area with log burning stove with slate tile and slate hearth. Wood panelled glazed door leading to the entrance hallway. Wood Framed door leading to a utility room.

Utility Room

6'10 x 8'09 (2.08m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Porcelain tiled flooring. Space for freezers. Space for washing machine. Two tall larder units. Wood laminate worktop. Wall mounted housed combination boiler. Wood panelled door leading through to garage. A further wood panelled door leading to kitchen, dining and sitting area.

W.C Cloakroom

2'09 x 5'08 (0.84m x 1.73m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splash backs. Vanity wash hand basin. Close coupled toilet. UPVC double glazed window with obscured glass to the front elevation.

FIRST FLOOR

First Floor Landing

6'02 x 10'09 (1.88m x 3.28m)

Textured ceiling with loft access, smoothly plastered walls with decorative panelling. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted bespoke iron spindles. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. Further wood panelled door leading to the family bathroom. Access to over stairs storage.

Bedroom One

10'06 x 11'02 (3.20m x 3.40m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in double wardrobes. Wood panelled door leading to en-suite shower room.

En-Suite Bathroom

5'02 x 6'03 (1.57m x 1.91m)

Textured ceiling, smoothly plastered walls - Part porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin, close coupled toilet. Double shower with thermostatically controlled shower overhead. Wood panelled door leading to the master bedroom.

Bedroom Two

9'07 x 11'02 (2.92m x 3.40m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in wardrobe. Wood panelled door leading to the first floor landing.

Bedroom Three

6'07 x 8'03 (2.01m x 2.51m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Family Bathroom

6'00 x 6'04 (1.83m x 1.93m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls, porcelain tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Vanity toilet. Bath. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden, Porcelain tiled patio area. Raised beds with laid decorative bark and front established shrubbery. Side access with ample room for storage sheds and access to front. UPVC double glazed Bi-folding doors leading to the kitchen, sitting and dining area.

GARAGE

8'02 x 17'09 (2.49m x 5.41m)

Up and over garage door. Power and lighting. Steps to a wood panelled door leading to the utility room.

COUNCIL TAX

Council tax band D

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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