

Channel View Buttrills Road

Barry, Vale of Glamorgan, CF62 8EG

Watts
&Morgan



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Barry, Vale of Glamorgan, CF62 8EG

£675,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An immaculately presented, modern and contemporary four bedroom detached family home enjoying spectacular elevated views over Barry and the Bristol Channel. Conveniently located to the local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room, utility room and ground floor cloakroom. First floor landing, spacious primary bedroom with dressing room and en-suite, two further double bedrooms and a family bathroom. Second floor bedroom with en-suite and balcony skylight window. Externally the property benefits from a driveway providing off-road parking, landscaped wrapround gardens, a garden room/bar and a versatile office/gym. Planning permission has been approved for a side extension of a garage and dwelling above (Ref: 2022/00426/FUL).

Directions

Cardiff City Centre – 9.8 miles

M4 Motorway – 8.5 miles

Your local office: Penarth

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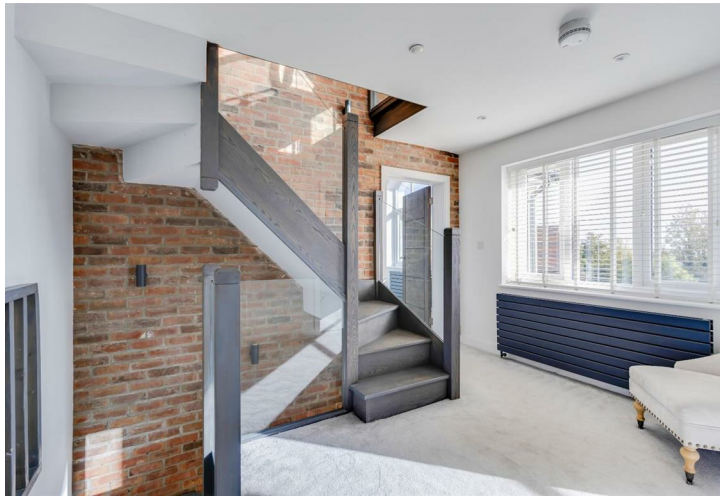
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Summary of Accommodation

Ground Floor

Entered via a solid wooden door with a double-glazed side panel into a large, welcoming hallway benefitting from porcelain tiled flooring with under-floor heating, recessed ceiling spotlights, a feature exposed brick wall and a wooden staircase with a glass banister/balustrade leading to the first floor.

The spacious, triple aspect living room benefits from continuation of porcelain tiled flooring with under-floor heating, recessed ceiling spotlights and three uPVC double-glazed windows to the front, rear and side elevations.

The kitchen/dining room enjoys porcelain tiled flooring with under-floor heating, recessed ceiling spotlights, a uPVC double-glazed window to the front elevation and a set of uPVC double-glazed bi-folding doors providing access to the garden. The 'Schuller' kitchen showcases a range of wall and base units with composite work surfaces. Integral appliances to remain include; double 'AEG' ovens, a 'Bora' four-ring electric hob with a downdraft extractor, a fridge/freezer and a dishwasher. The kitchen further benefits from continuation of porcelain tiled flooring with underfloor heating, recessed ceiling spotlights, a feature exposed brick wall, a composite bowl and a half sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

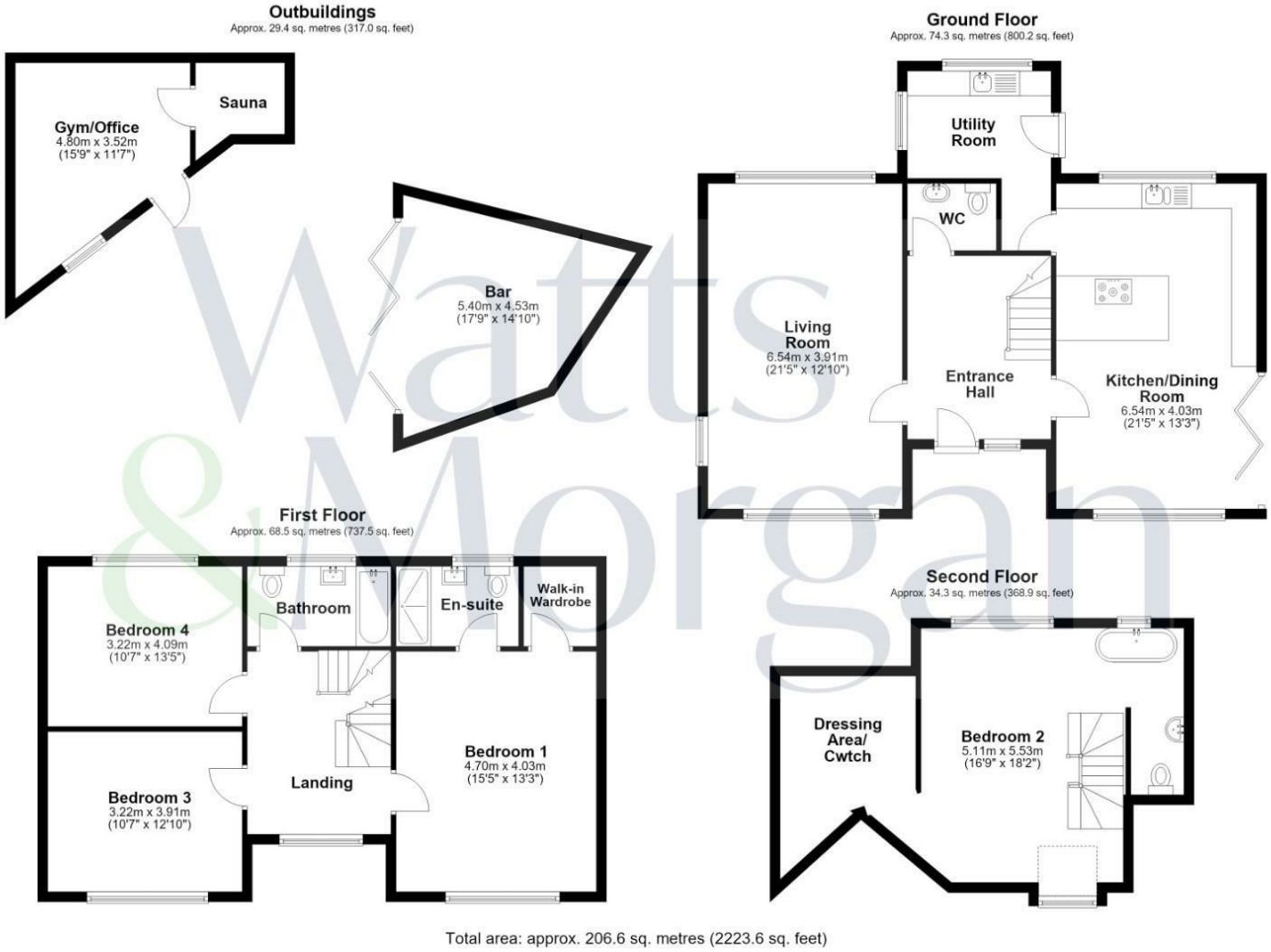
The utility room has been fitted with a range of base and tower units with composite work surfaces. Integral appliances to remain include; a washing machine and a tumble dryer. The utility room further benefits from porcelain tiled flooring with under-floor heating, a stainless sink with a mixer tap over, recessed ceiling spotlights, an extractor fan, two uPVC double-glazed windows and a uPVC glazed door providing further access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a two-piece white suite composing; an oval wash hand basin and a WC. The cloakroom further benefits from porcelain tiled flooring with under-floor heating, matching porcelain tiled splash-back, recessed ceiling spotlights and an extractor fan.

First Floor

The first floor landing benefits from carpeted flooring, recessed ceiling spotlights, a feature exposed brick wall, a wooden staircase with a glass balustrade leading to the second floor and a uPVC double-glazed window to the front elevation enjoying elevated views.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, recessed ceiling spotlights, a feature exposed brick wall, a walk-in wardrobe, a vaulted ceiling and a large uPVC double-glazed apex window to the front elevation enjoying spectacular elevated views over Barry and the Bristol Channel. The en-suite has been fitted with a two-piece suite comprising; a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, porcelain tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted towel radiator and an obscure uPVC double-glazed window to the rear elevation.



Total area: approx. 206.6 sq. metres (2223.6 sq. feet)

Bedroom two is a spacious double bedroom benefitting from carpeted flooring, recessed ceiling spotlights, a feature netted hammock accessed from the second floor and a uPVC double-glazed apex window to the front elevation enjoying further elevated views.
Bedroom three is another spacious double bedroom and enjoys carpeted flooring, recessed ceiling spotlights and a uPVC double-glazed window to the rear elevation.
The family bathroom has been fitted with a three-piece white suite comprising; a tile panelled bath with a thermostatic rainfall shower over and a handheld shower attachment, a floating wash hand basin set within a vanity unit and WC. The bathroom further benefits from porcelain tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted towel radiator and an obscure uPVC double-glazed window to the rear elevation.

Second Floor

Located on the second floor is a spacious fourth bedroom enjoying carpeted flooring, recessed ceiling spotlights, an exposed brick wall, a dressing room/cwtch area, a uPVC double-glazed window to the rear elevation and a double-glazed balcony skylight to the front elevation enjoying spectacular elevated views. The en-suite has been fitted with a three-piece white suite comprising; a freestanding oval bath, a wash hand basin and a WC. The en-suite further benefits from porcelain tiled flooring, partially tiled walls, recessed ceiling spotlight, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

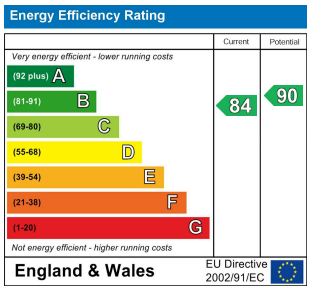
Garden & Grounds

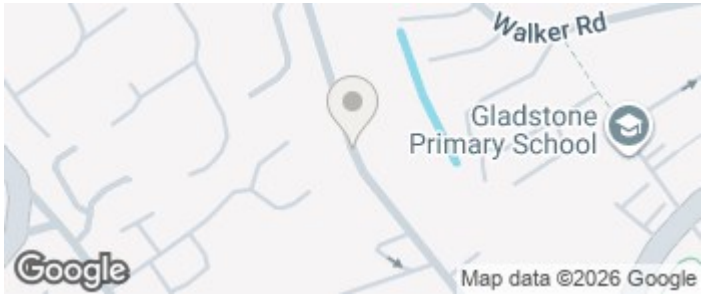
Channel View is approached off a shared access onto a private driveway providing off-road parking for several vehicles and benefitting from an EV charger.
The private and enclosed wrap around garden is laid with artificial lawn providing ample space for outdoor entertaining and dining. The garden further benefit from a bespoke fitted garden room/bar area with feature lighting and a second bespoke fitted versatile gym/study office with recessed ceiling spotlights, a feature skylight and a sauna and an area located to the rear for a hot tub.

Additional Information

Freehold.
All mains services connected.
Council tax band 'F'.
EPC rating; 'B'.

NB. - The property also benefits from PV panels and an air source heat pump.





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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