



Clos Yr Wylan, Barry CF62 5DB

welcome to

Clos Yr Wylan, Barry

A 3-bedroom semi-detached property within easy walking distance of the beaches, local amenities and transport links. Viewing is highly recommended! Call us now on 01446 747878

Front Garden

Access from private driveway. Hedge and fence surround with gate, lawn with paved path to front door with outdoor light fitting.

Hall

Wood-style flooring, wall-mounted fuse board, radiator, power points, carpeted stairs to first floor, under-stairs storage cupboard, doors to kitchen, lounge and cloakroom.

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m)
Tiled flooring, range of wall and base units with complementary work surface, large oven with gas hob, extractor fan hood, integrated fridge-freezer, stainless steel sink with drainer and mixer tap over, tiled splashback, window to front aspect, power points, radiator

Lounge

15' 1" x 13' 1" (4.60m x 3.99m)
Wood-style flooring, radiator, power points, window to rear aspect, patio doors to rear garden

Cloakroom

W.C., wash hand basin with tiled splashback, radiator

Landing

Carpet, radiator, power point, stairs to second floor, window to front aspect

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m)
Carpet, window to front aspect, fitted wardrobes

Bedroom Two

14' 5" x 9' (4.39m x 2.74m)
Carpet, window to rear aspect, fitted wardrobe, radiator, power point, door to en-suite

En-Suite

5' 7" x 5' 7" (1.70m x 1.70m)
Laminate flooring, shower cubicle, W.C., wash hand basin, radiator, extractor fan, obscured window to rear aspect

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)
Tiled flooring, bath, W.C., wash hand basin, extractor fan, radiator, half tiled walls

Bedroom One

15' 1" x 14' 5" (4.60m x 4.39m)
Carpet, window to front aspect, storage cupboards, radiator, loft inspection hatch, open plan to dressing room, door to en-suite

Dressing Room

9' 5" x 6' 7" (2.87m x 2.01m)
Carpet, skylight windows, power point





En-Suite

6' 7" x 5' 3" (2.01m x 1.60m)

Tiled floor, shower cubicle, W.C., wash hand basin, radiator, skylight, part-tiled walls

Rear Garden

Fencing surround with gate to side-access to lane, patio area, gravel, raised decking area to rear, outdoor power points

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.



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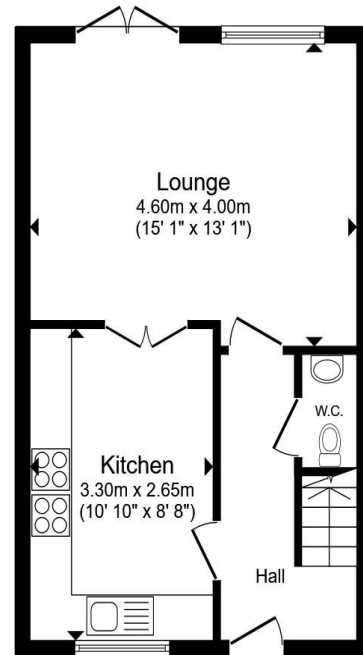
- 3 BEDROOMS
- PRIVATE DRIVEWAY
- GARAGE
- HIGHLY DESIRABLE LOCATION
- SEA VIEWS

Tenure: Freehold EPC Rating: C

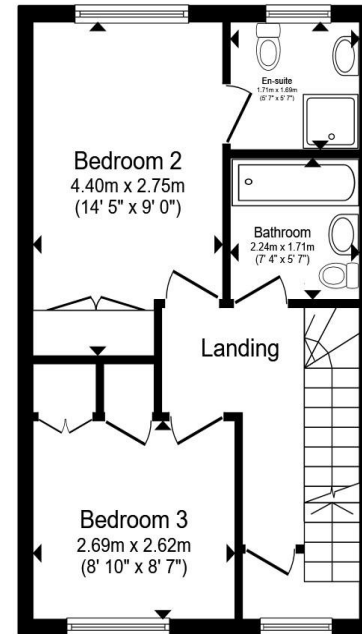
Council Tax Band: E

offers in excess of

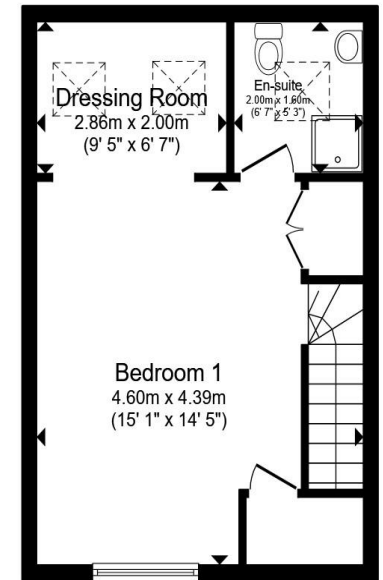
£355,000



Ground Floor



First Floor



Second Floor

Total floor area 108.2 m² (1,164 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
BRY108147 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



01446 747878



barry@allenandharris.co.uk



21 High Street, BARRY, South Glamorgan, CF62 7EA



allenandharris.co.uk