



Clos Yr Wylan, BARRY CF62 5DB

welcome to

Clos Yr Wylan, BARRY

An impressive three-bedroom townhouse on Barry Island, with two en-suite bathrooms and a further family bathroom, spacious lounge and separate kitchen/diner. Private driveway and garage, with EV charging point. Close to beautiful beaches, coastal walks, transport links and amenities.

Front Garden

Tarmac driveway to attached garage at side of property, wall-mounted EV charging point, decorative front garden with paved pathway to the entrance and attractive frontage enclosed by metal fencing

Garage

Up-and-over door, useful storage space and potential for conversion or extension (STPP).

Hall

Wood-effect flooring, wall-mounted fuse board, doors to ground-floor accommodation and carpeted stairs to the first floor.

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m)

Wood-effect flooring, window to front aspect, range of wall and base units with complementary work surfaces, integrated fridge/freezer, range oven with electric hob and extractor hood over, space for dishwasher and washing machine, stainless steel sink and drainer with mixer tap, ceiling spotlights.

Cloakroom

Wood-effect flooring, wash hand basin with tiled splashback and WC.

Lounge

15' 1" x 13' 1" (4.60m x 3.99m)

Recently fitted light oak engineered wood flooring, window to rear aspect and patio doors leading directly to the rear garden, creating a bright and welcoming living space.

Landing

Carpet, window to front aspect and carpeted stairs to the second floor.

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

Built-in wardrobe, newly fitted carpet and window to front aspect.

Family Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)

Tiled floor, part-tiled walls, bath with shower attachment, wash hand basin, WC and extractor fan.

Bedroom Two

14' 5" x 9' (4.39m x 2.74m)

Generous double bedroom with built-in wardrobe, carpet and window to rear aspect.

Bedroom Two En-Suite

5' 7" x 5' 6" (1.70m x 1.68m)

Tiled floor, part-tiled walls, shower cubicle, wash hand basin, WC, shaving point and obscured window to rear aspect.

Bedroom One

15' 1" x 14' 5" (4.60m x 4.39m)

Impressive bedroom occupying the entire top floor, with built-in wardrobes, attractive sea and island views, open plan to the dressing area.

Dressing Area

9' 4" x 6' 7" (2.84m x 2.01m)

Bright dressing area with large Velux windows providing excellent natural light and attractive sea and island views.





Bedroom One En-Suite

6' 7" x 5' 5" (2.01m x 1.65m)

Modern en-suite shower room with tiled floor and walls, Velux window, shower cubicle, wash hand basin with storage beneath, WC and extractor fan.

Rear Garden

Beautifully established rear garden with laid patio, lawn, decking, mature trees, flowering plants and established borders. Outdoor tap and door to garage.

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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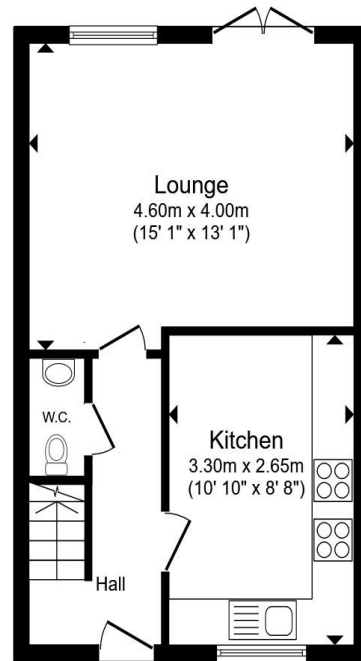
Clos Yr Wylan, BARRY

- THREE BEDROOMS
- TWO EN-SUITES & A FAMILY BATHROOM
- COASTAL TOWNHOUSE
- DRIVEWAY, GARAGE & EV CHARGER
- SEA VIEWS

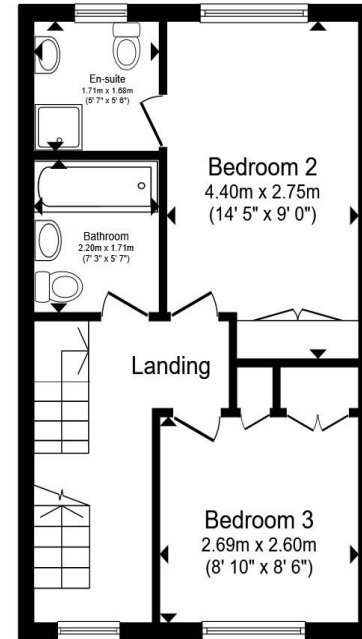
Tenure: Freehold EPC Rating: C

Council Tax Band: C

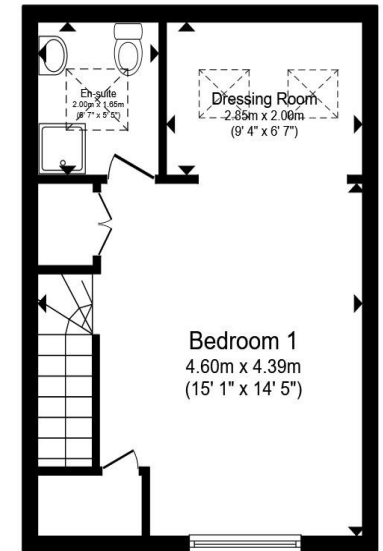
£380,000



Ground Floor



First Floor



Second Floor

Total floor area 104.1 m² (1,120 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:
BRY108244 - 0007

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