



4 Maes-y-Coed, Barry

£675,000 Freehold

RARE TO THE MARKET • NO ONWARD CHAIN • SOUGHT AFTER KNAP LOCATION • SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY • BEAUTIFUL FAR REACHING SEA VIEWS TO THE FRONT • GROUND FLOOR COMPRISES A LOUNGE, CONSERVATORY, DINING ROOM, STUDY, KITCHEN AND UTILITY ROOM • TWO FIRST FLOOR BALCONIES, PERFECT FOR ENJOYING THE COASTAL VIEWS • TWO FAMILY BATHROOMS TO THE FIRST FLOOR, PLUS AN EN-SUITE TO THE MASTER AND GF WC • AMPLE PARKING, LARGE DRIVEWAY PLUS A GARAGE • EPC C69





Nestled on the highly sought after Knap, this rare-to-the-market four bedroom detached house presents a unique opportunity for discerning buyers. Boasting beautiful far-reaching sea views from the front, this property offers a lifestyle of luxury and tranquillity. The ground floor encompasses a spacious lounge, bright conservatory, elegant dining room, convenient study, well-appointed kitchen and a separate utility room. Two first-floor balconies beckon residents to soak in the coastal vistas. Accommodation is further enhanced by two family bathrooms to the first floor, as well as an en-suite to the master bedroom and a ground floor WC.

Moving outdoors, the front garden is enclosed by decorative brick walls, setting the tone for the elegance within. A generously proportioned gravel driveway easily accommodates four or more vehicles, while a fenced lawn area adds a splash of greenery, surrounded by mature shrubbery. A single garage provides sheltered parking for a compact vehicle. The rear garden is a delightful haven, featuring a patio area ideal for al-fresco dining, a sprawling lawn and abundant trees and shrubs. Completing this outdoor oasis is a practical storage shed, a serene pond and a meticulously maintained pool which sparkles with recent upgrades including a new lining and pump.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Porch

9' 5" x 5' 0" (2.87m x 1.52m)

Entrance into the property via double opening French doors into a porch. The porch has vinyl tile effect flooring, half height wall panelling with the remainder of the walls being smooth and a wood panelled ceiling. A window looking through into the lounge, double opening opaque French doors leading through into the hallway and a radiator.

Hallway

Parquet real wood flooring, smooth walls and a textured coved ceiling with spotlights. A radiator and a carpeted staircase leading to the first floor. Doors lead off to the lounge, kitchen, office and WC. Double doors give access to the dining room. A small door provides access to storage beneath the stairs.

Lounge

22' 7" x 13' 6" (6.88m x 4.11m)

A continuation of the real wood parquet flooring, smooth walls with dado rails and a smooth coved ceiling. Two radiators and a feature gas fireplace with a wooden mantel. A side aspect window and a large front aspect bay window offering far reaching sea views, this makes a lovely spot for a breakfast nook! Double opening French doors give access to the conservatory.

12' 6" x 3' 6" (3.75m x 3.48m)

Wooden flooring and a radiator. Double opening French doors giving access to the garden and a view looking through into the study.



Cr

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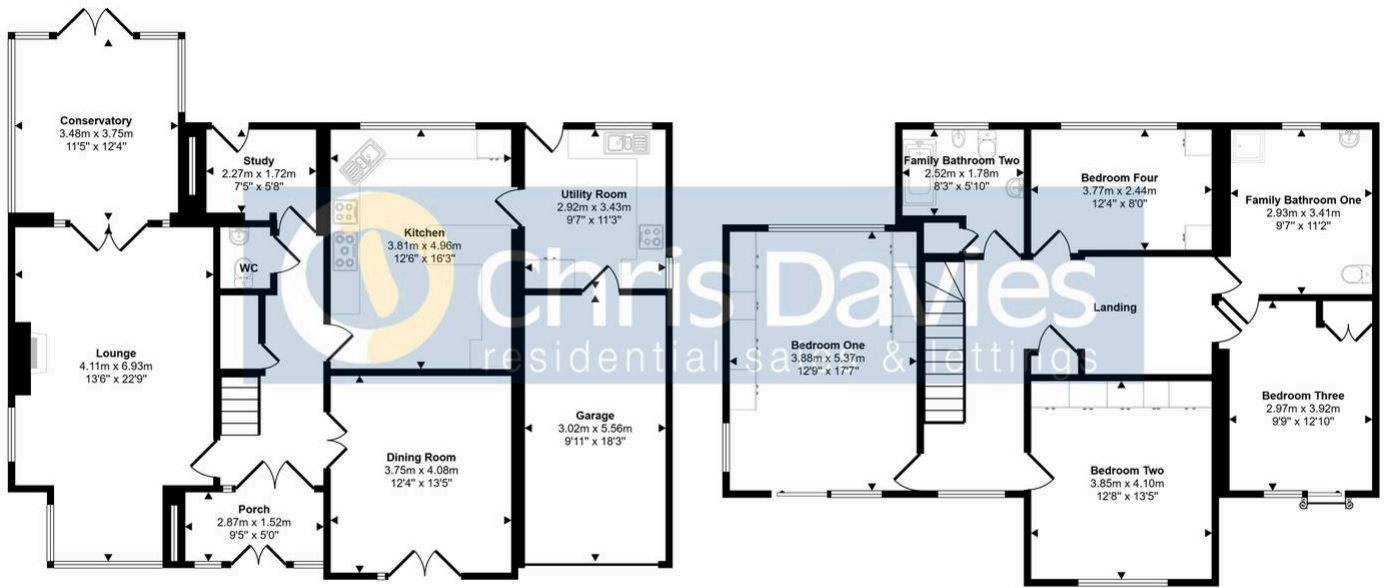
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Approx Gross Internal Area
229 sq m / 2469 sq ft



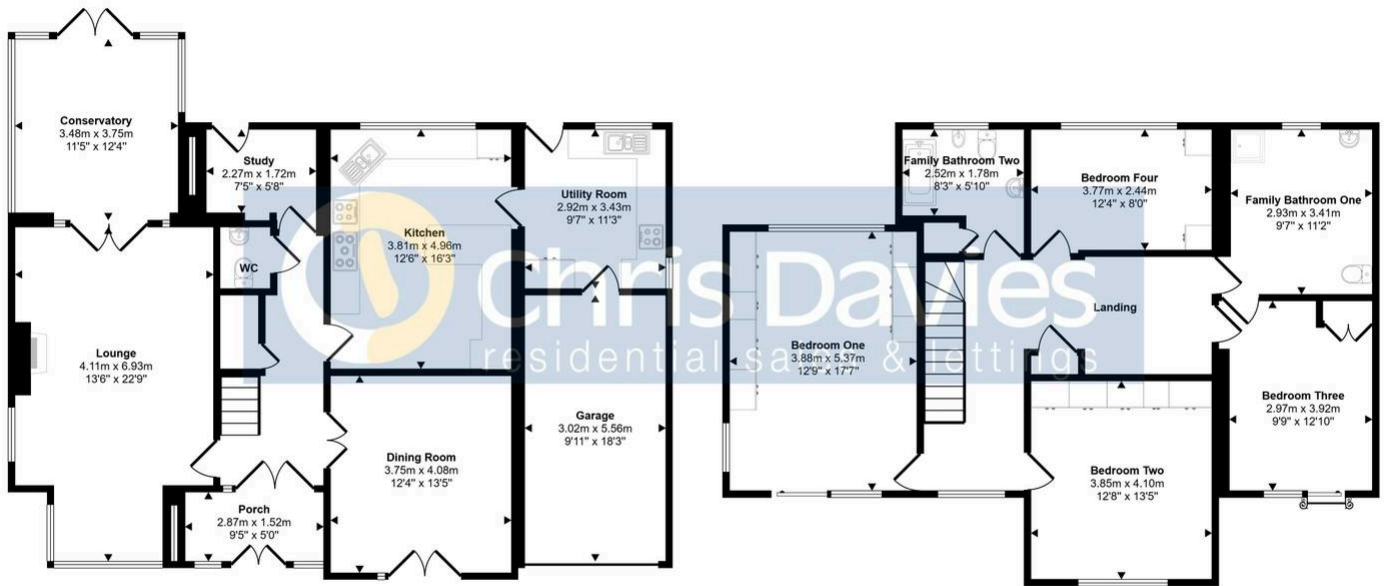
Ground Floor
Approx 130 sq m / 1394 sq ft

First Floor
Approx 100 sq m / 1074 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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