



**Dannog Y Coed, Barry, The Vale Of Glamorgan. CF63 1HF**

**£525,000**



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ESTATE AGENTS



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Daniel Matthew Estate Agents are delighted to offer to the market this extremely spacious four bedroom detached executive family home. Property comprises to the ground floor, hallway, cloakroom, two reception rooms, large kitchen/diner and utility room. To the first floor four bedrooms, two ensuite's and family bathroom. Further benefits are front, side and rear garden, detached double garage, driveway for several vehicles, close to link road leading to Sully, Dinas Powys and Culverhouse Cross offering easy access to M4 Corridor. Call today to view 01446 502806.



## Hallway

Enter via a composite door with obscured glazed size panel, UPVC double glazed window to side aspect, plastered ceiling with coving, plastered walls, High gloss ceramic tiled flooring, a designer wooden open tread staircase leading to first floor with glass side panels and recessed lighting. Mirrored radiator, doors leading into;-

## Cloakroom/w.c (6' 02" x 3' 05") or (1.88m x 1.04m)

UPVC double glazed obscured window to side aspect, plastered ceiling with coving, partially plastered and tiled walls, High gloss ceramic tiled flooring, two piece white suite comprising low level WC and pedestal wash hand basin with mixer tap, chrome heated towel rail.

## Reception Room Two (6' 06" x 7' 07") or (1.98m x 2.31m)

Ideal room for a study/playroom. UPVC double glazed window to side aspect, plastered ceiling with coving, plastered walls, wood effect laminate flooring, feature port hole window to front aspect, radiator.

## Lounge (17' 02" x 15' 04") or (5.23m x 4.67m)

UPVC double glazed box bay fronted window, plastered ceiling with coving, plastered walls, High gloss ceramic tiled flooring, feature wall mounted log effect gas fire to remain, radiator.

## Kitchen / Dining Room (17' 05" x 15' 07") or (5.31m x 4.75m)

UPVC double glazed window to rear aspect, newly fitted UPVC double glazed French doors leading to rear garden, plastered ceiling with coving, plastered walls, continuation of high gloss ceramic tiled flooring throughout, kitchen comprising a high gloss matching wall and base units, finished with stainless steel handles, complimentary granite worksurfaces with breakfast bar. Integrated dishwasher, microwave, double oven, five ring gas hob and wine cooler. Inset stainless steel sink with granite carved drainer, radiator, space for American fridge/freezer. Area for family dining table and chairs.

## Utility Room (10' 05" x 10' 02") or (3.18m x 3.10m)

Newly fitted UPVC double glazed French doors leading to rear garden, plastered ceiling with coving, plastered walls, ceramic tiled flooring, a range of matching wall and base units with complimentary work surfaces, inset stainless steel sink with drainer and mixer tap, plumbing for washing machine and space for tumble dryer and under counter fridge or freezer, radiator.

## Landing

Plastered ceiling with coving, plastered walls, wood effect laminate flooring, storage cupboard housing hot water tank, loft access, doors leading into;-

## Bedroom One (16' 02" Max x 12' 04") or (4.93m Max x 3.76m)

Enter into inner hallway with archway leading into bedroom one. Two UPVC double glazed windows to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, built in fitted wardrobes, radiator, door leading into En-suite.

## En Suite (8' 01" x 4' 05") or (2.46m x 1.35m)

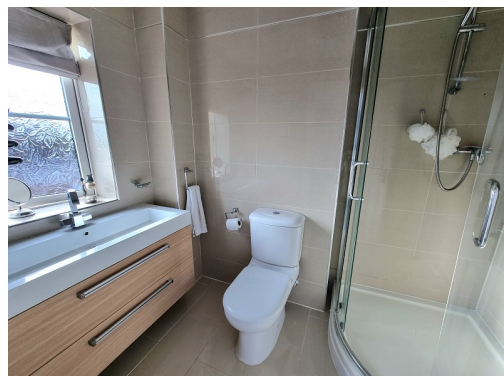
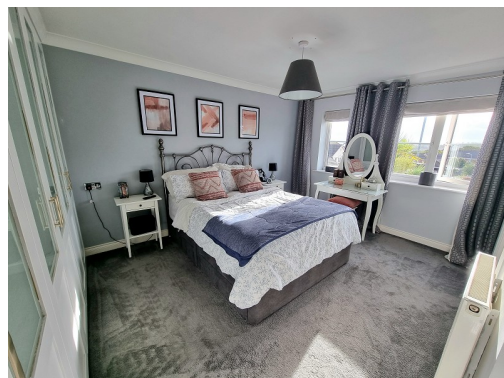
UPVC double glazed obscured window to front aspect, plastered ceiling, floor to ceiling high gloss ceramic tiles, three piece white suite comprising low level WC, wash hand basin with mixer taps inset into vanity unit, quadrant shower cubicle with over head mains shower, radiator.

## Bedroom Two (12' 10" Max x 12' 08" Max) or (3.91m Max x 3.86m Max)

UPVC double glazed window to rear aspect with beautiful views overlooking the woodlands, plastered ceiling with coving, plastered walls, fitted carpet, built in fitted wardrobes and bedroom furniture, radiator.

## En Suite (7' 03" x 4' 09" Max) or (2.21m x 1.45m Max)

UPVC double glazed obscured window to rear aspect, plastered ceiling, floor to ceiling high gloss ceramic tiles, three piece white suite comprising low level WC, wash hand basin with mixer taps inset into vanity unit, single shower cubicle with mains over head shower, chrome heated towel rail.



### Bedroom Three (10' 05" x 10' 02") or (3.18m x 3.10m)

UPVC double glazed window to rear aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator.

### Bedroom Four (11' 05" x 10' 03") or (3.48m x 3.12m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator.

### Bathroom (7' 03" x 6' 03") or (2.21m x 1.91m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, floor to ceiling high gloss ceramic tiles, three piece white suite comprising low level WC, wash hand basin with mixer taps inset into vanity unit, tiled panelled bath with mixer taps, radiator, extractor fan.

### Outside

Front - Block paved driveway leading to detached double garage, pathway leading to front door, brick wall boundary, mature trees and shrubs.

Side - Fenced boundaries, large decked area.

Rear - Fenced boundaries, patio area, steps leading up to artificial lawn with seating area to the back, shed, decking area, stone chipping's area leading to side access.

### Garage

A double detached garage with up and over doors, power and lighting. Driveway with off road parking for several vehicles.

### Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

### Tenure

The resale tenure for this property is Freehold

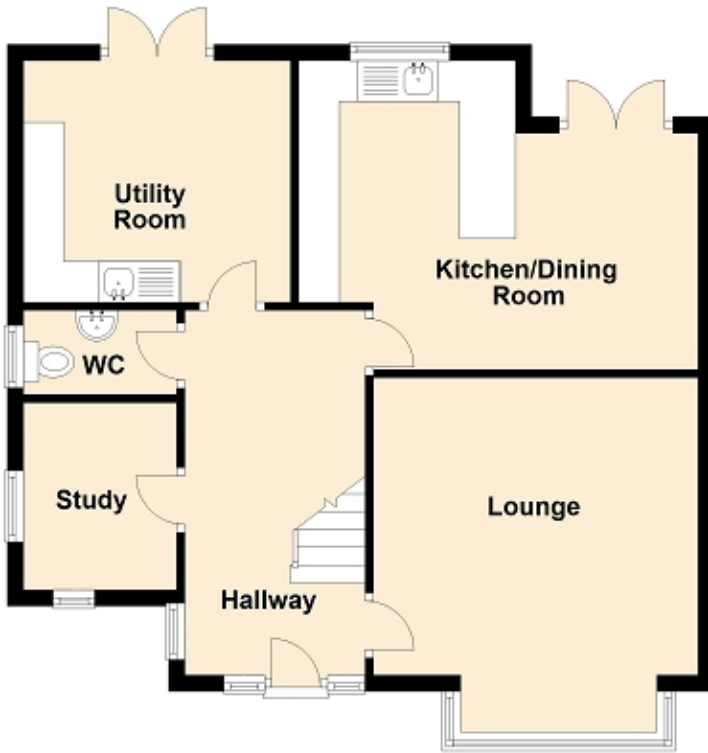
### Council Tax

The council tax for this property is band F



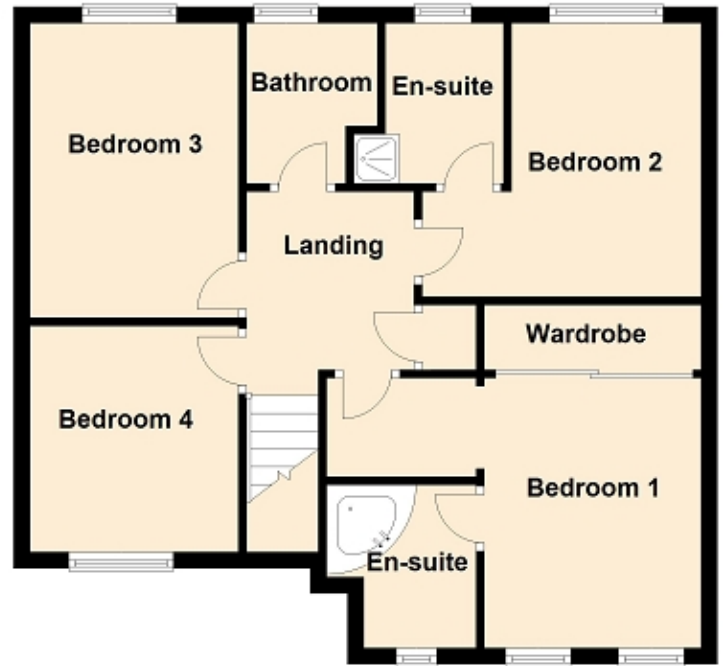
### Ground Floor

Approx. 59.6 sq. metres (641.2 sq. feet)




### First Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



Total area: approx. 118.4 sq. metres (1274.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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