

Trem Mapgoll

Pencoedre | Barry | CF63 1HD

Five Bedroom Detached House | Asking Price Of £349,950



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PROPERTY DESCRIPTION

****RARELY AVAILABLE* DETACHED HOUSE**** MGY are pleased to present for sale a spacious five bedroom detached house, which is located in the popular location of Pencoedtre, Barry. Easy access to public transport links. The accommodation comprises of entrance hall, living room, large kitchen/diner, five double bedrooms, one with en-suite, utility room, cloakroom and family bathroom. The property further benefits from double glazing throughout, gas central heating and large, low maintenance rear garden. There is also a single garage and large driveway, with space for two cars and side access to rear garden. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 1,711 sq ft
- **Viewing Arrangements** Strictly by Appointment

FRONT

Front garden, laid to lawn. Single garage. Driveway, with space for two cars. External lighting. Side gate, to rear garden.

ENTRANCE HALL

Entered via wooden door, with obscure glass. Carpeted flooring. Wall mounted radiator. Coved ceiling. Doors leading to living room and cloakroom.

LIVING ROOM

14' 1" x 11' 3" (4.31m x 3.44m)
Double glazed uPVC windows to front. Carpeted flooring. Feature fireplace. Wall mounted Radiator. TV and telephone point. Coved ceiling.

KITCHEN/DINER

27' 6" x 10' 9" (8.39m x 3.30m)
Double glazed uPVC windows to rear. Extremely spacious. Tiled flooring. Large modern kitchen. Fitted wall and base units with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage. Built in oven and four ring gas hob, with stainless steel extractor hood over.

Splash back. Storage cupboard housing Combi boiler. Integrated dishwasher. Space for fridge/freezer. Large under stair storage cupboard. Two wall mounted radiators. Door leading to utility room.

LANDING

Carpeted flooring. Access to insulated loft. Wall mounted radiator. Doors leading to bedrooms and bathroom.

MASTER BEDROOM

11' 4" x 10' 1" (3.46m x 3.09m)
Double glazed uPVC windows to front. Carpeted flooring. Built in double wardrobe. Wall mounted radiator. TV Aerial point. Door leading to:-

EN-SUITE

6' 4" x 3' 8" (1.95m x 1.14m)
Double glazed obscure uPVC window to side. Vinyl flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Wall mounted radiator. Extractor fan.

BEDROOM TWO

10' 8" x 9' 3" (3.27m x 2.84m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted radiator.

BEDROOM THREE

10' 11" x 8' 0" (3.33m x 2.45m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted radiator.

BEDROOM FOUR

13' 0" x 7' 4" (3.98m x 2.25m)
Double glazed uPVC windows to front. Double bedroom. Laminate wood effect flooring.

BEDROOM FIVE

8' 5" x 7' 5" (2.58m x 2.28m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted radiator.

BATHROOM

6' 1" x 5' 8" (1.87m x 1.73m)
Double glazed obscure uPVC windows to front. Vinyl flooring. Part tiled walls. Vanity enclosed wash hand basin. W.C. Panelled bath, with shower attachment. Wall mounted radiator. Extractor fan.

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UTILITY ROOM

5' 3" x 4' 7" (1.61m x 1.41m)
 Double glazed uPVC window and door to side, leading to rear garden. Tiled flooring. Storage units and work surfaces incorporating stainless steel sink. Space for washing machine. Wall mounted radiator.

CLOAKROOM

5' 9" x 2' 2" (1.77m x 0.68m)
 Double glazed obscure uPVC window to front. Vinyl flooring. Vanity enclosed wash hand basin, with tiling over. W.C. Wall mounted radiator.

GARDEN

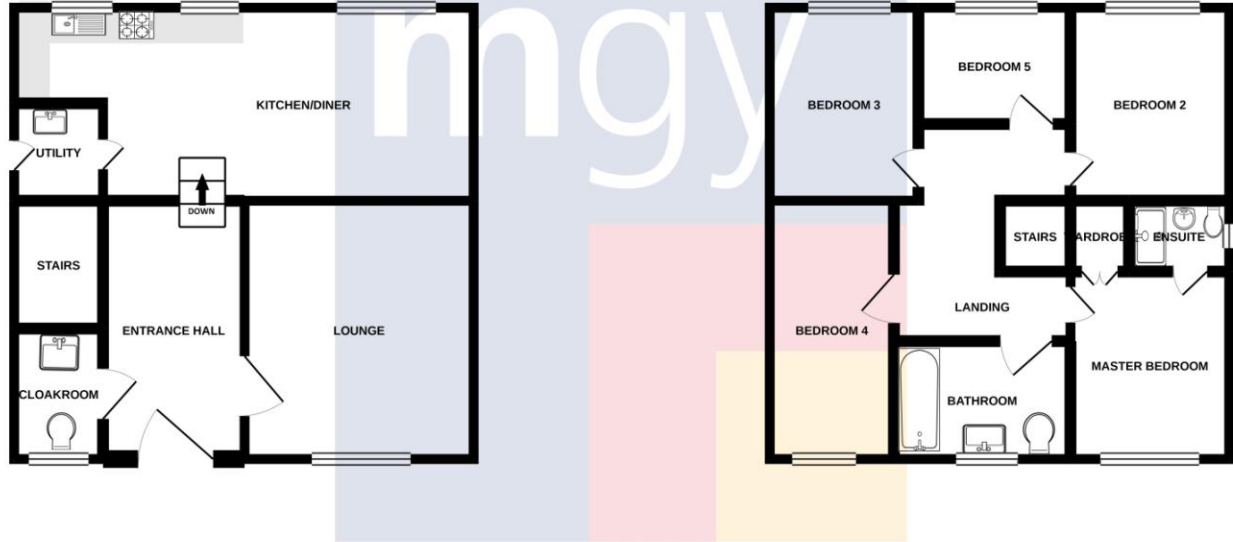
Large low maintenance rear garden. Ample sun. Decked, with fence surround. External lighting. Two outside taps. Garden shed. Accessed from the utility room and side gate access.



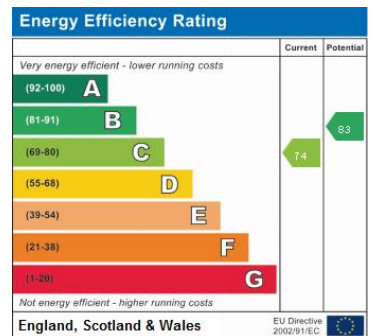
FLOORPLANS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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