



17 Suran Y Gog  
Barry, CF63 1FT





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£415,000 Freehold

**4 Bedrooms : 2 Bathrooms : 3 Reception Rooms**

Watts & Morgan are excited to market this spacious 4 bedroom detached family home located in the highly desirable Pencoedre Village. Conveniently located to local amenities, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hall, living room, open-plan kitchen/dining room, utility area, conservatory and downstairs doakroom. First floor landing, spacious master bedroom with en-suite, two further double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a large driveway providing off-road parking for several vehicles, a detached single garage and beautifully landscaped, low maintenance front and rear gardens. EPC Rating; 'D'.

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## Directions

- Penarth Town Centre 5.7 miles
  - Cardiff City Centre 7.5 miles
  - M4 (J33) 6.7 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entered via a partially glazed wooden door into a welcoming hallway enjoying laminate wooden flooring, a wall mounted alarm system and a carpeted staircase leading to the first floor.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner wash hand basin and a WC. The cloakroom further benefits from continuation of laminate wooden flooring and an obscured uPVC double-glazed window to the front elevation.

The spacious dual aspect living room benefits from carpeted flooring, a central feature gas fireplace, a uPVC double-glazed window to the front elevation and uPVC double-glazed French doors leading to the rear garden.

The open-plan kitchen/dining room enjoys continuation of wooden laminate flooring, recessed ceiling spotlights and two uPVC double glazed windows to the front/rear elevations. The kitchen has been fitted with a range of wall and base units with roll top laminate worksurfaces. Integral appliances to remain include; an 'Indesit' electric oven, a 'Hotpoint' 5-ring gas hob with an extractor fan over and a 'Kenwood' dishwasher.

The utility area benefits from continuation of laminate wooden flooring, space and plumbing has been provided for freestanding white goods. The utility area further benefits from an under-stairs storage cupboard.

The conservatory enjoys continuation of laminate wooden flooring, uPVC double-glazed windows to all elevations and uPVC double-glazed French doors leading to the rear garden.

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### FIRST FLOOR

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall-mounted 'Baxi' combi boiler and a loft hatch providing access to the loft space.

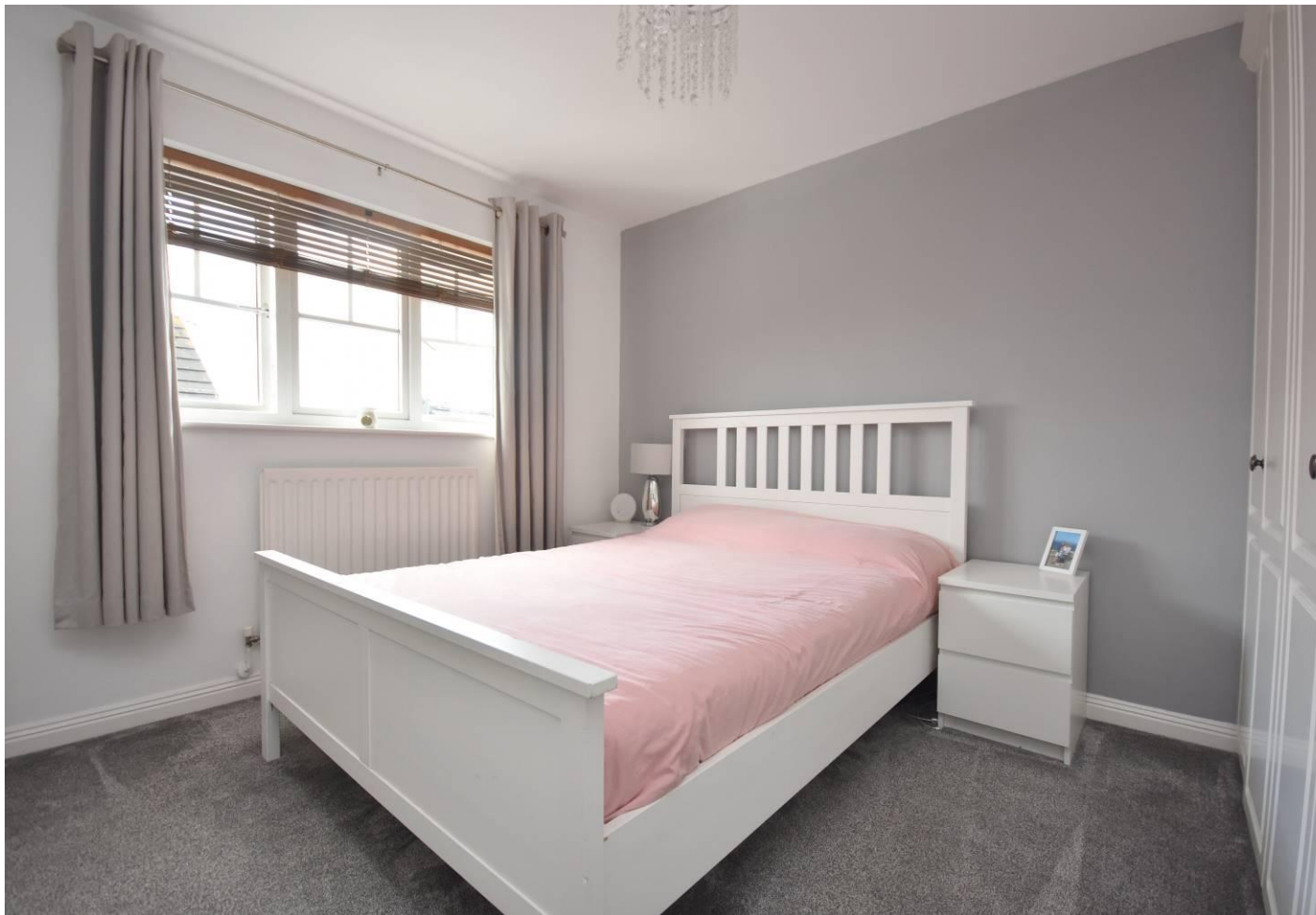
The master bedroom is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a glass shower cubicle with a thermostatic rainfall shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls and an obscured uPVC double-glazed window to the rear elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

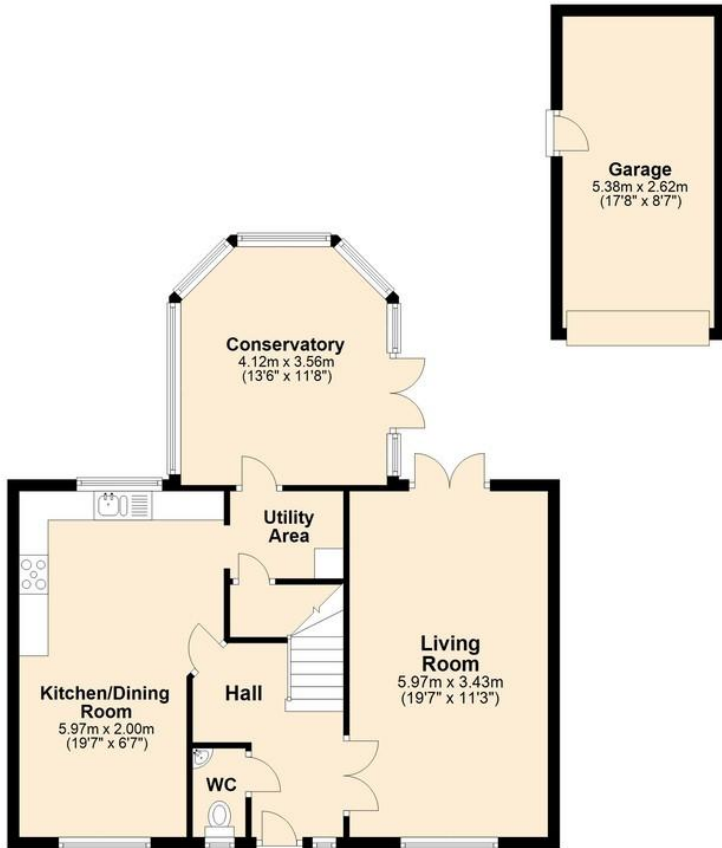
Bedroom three is another double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the front elevation.

Bedroom four, currently used as an office, benefits from laminate wooden flooring and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the front elevation.

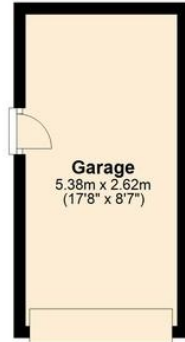


**Ground Floor**  
Approx. 82.7 sq. metres (890.6 sq. feet)

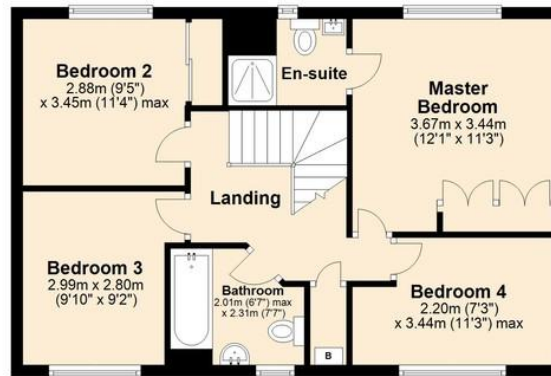


Total area: approx. 137.2 sq. metres (1477.2 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



**First Floor**  
Approx. 54.5 sq. metres (586.6 sq. feet)



### GARDENS AND GROUNDS

17 Suran Y Gog is approached off the road onto a large tarmac driveway providing off-road parking for several vehicles beyond which is a detached single garage with an up and over door. The low maintenance front garden is predominately laid with chippings and a variety of mature shrubs and borders. The beautifully landscaped low maintenance rear garden enjoys a patio and a decked area providing ample space for outdoor entertaining and dining. The rear garden further benefits from outdoor lighting, outdoor electrical plugs/sockets and side access to the garage.

### SERVICES AND TENURE

All mains services connected. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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