





6 Heol Miaren

Barry, Barry

SHOWHOME PRESENTATION; DETACHED; CHANNEL VIEWS - This wonderful family home is situated on the popular Pencoedre Village allowing quick access to t...

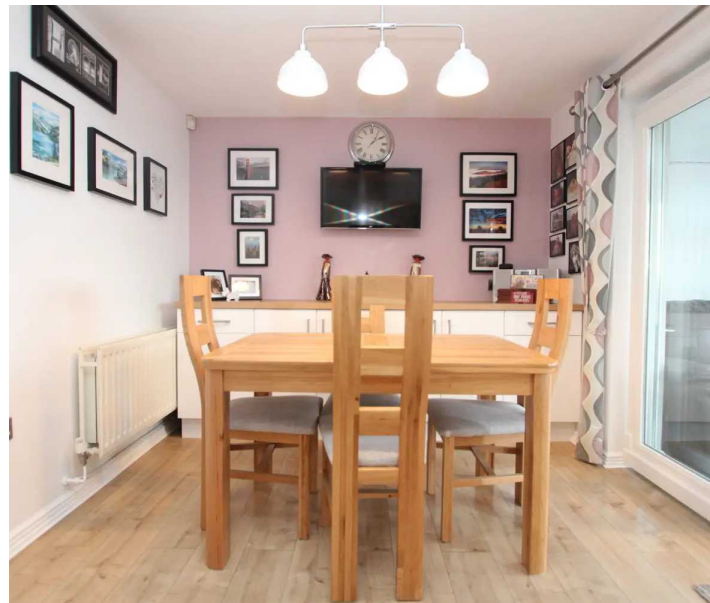
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- DETACHED; CHANNEL VIEWS
- THREE BEDROOMS
- PENCOEDTRE VILLAGE
- DRIVE; GARAGE
- BATHROOM PLUS EN SUITE
- LOUNGE; CONSERVATORY
- EPC C70





Entrance Porch

Dimensions: 5' 2" x 3' 5" (1.57m x 1.04m). Smooth walls and coved ceiling. Tiled effect laminate floor. Radiator. Glazed door to lounge.

Lounge

Dimensions: 15' 0" x 11' 2" (4.57m x 3.40m). Family lounge with front aspect window. Two radiator. Fire surround and mantel with inset gas fire. Laminate floor. Glazed door to inner hall.

WC / Cloaks

Dimensions: 6' 0" x 3' 3" (1.83m x 0.99m). Fitted approx 2 years ago, white suite with low level WC and button flush plus pedestal wash basin. Opaque window to side. Radiator. Tiled floor.

Rear Hall

Continuation of laminate floor and carpeted stairs to the first floor. Heating controls. Radiator. Doors to storage cupboard and WC plus glazed door to kitchen.

Kitchen Breakfast Room

Dimensions: 19' 7" x 9' 5" (5.96m x 2.87m). Fitted approx 3 years ago. Kitchen has a good range of eye level and base units in white high gloss with complementing work surfaces and inset one and a half bowl sink unit with mixer (pull down rinser). Inset gas hob, double oven under and cooker hood over. Integrated fridge freezer (brand new). Space and plumbing for further appliances. Laminate floor. Space for table and chairs. Radiator. The dining area has matching base level units matching the kitchen for that additional storage. Window to rear allowing views and uPVC sliding doors to conservatory.

Conservatory

Dimensions: 9' 9" x 9' 4" (2.97m x 2.84m). With solid thermo roof and uPVC windows all round plus double opening doors onto garden. Radiator. Tiled floor.

Landing

Carpeted and with loft hatch (pull down ladder and boarded). Side aspect window. Doors to storage /





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FRONT GARDEN

Driveway parking for two vehicles plus small area of stone chippings. Side access / gate to rear. Tap to side of property.

REAR GARDEN

A low maintenance Southerly garden with views. Patio area. Steps lead to chippings and stepping stones to the decking with storage shed. Tap. Side access / gate.

ON DRIVE

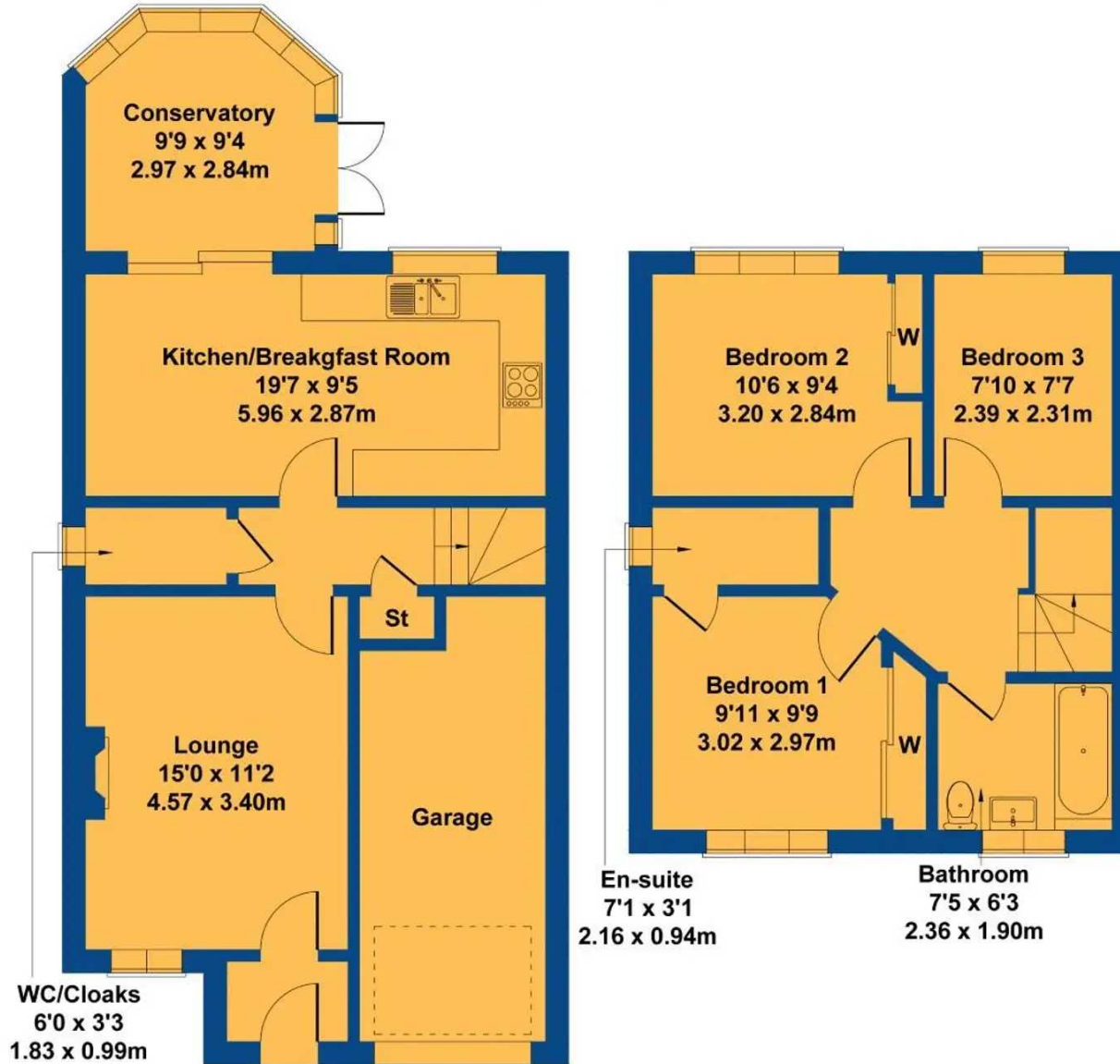
2 Parking Spaces





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Approximate Gross Internal Area
1173 sq ft - 109 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007 • barry@chris-davies.co.uk • www.chris-davies.co.uk/

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