





32 Merthyr Dyfan Road

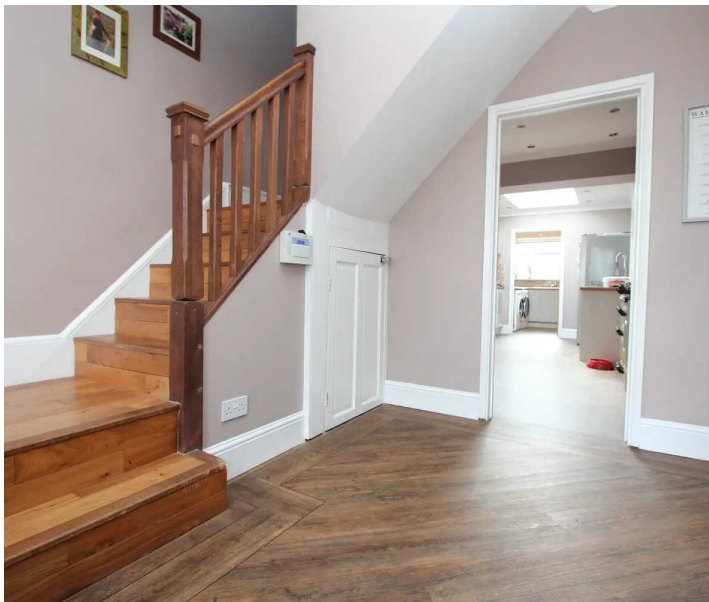
Barry, Barry

EXTENDED SEMI DETACHED; THREE BEDROOMS; BI-FOLD DOORS; DRIVE; GARAGE - this well presented family home has a great wrap around extension with potent...

Council Tax band: D

Tenure: Freehold

- BEAUTIFULLY PRESENTED
- EXTENDED
- THREE BEDROOMS & THREE RECEPTIONS
- MODERN KITCHEN & BATHROOM
- LARGE REAR GARDEN
- DRIVE & DOUBLE GARAGE





Entrance Hall

Dimensions: 10' 2" x 9' 11" (3.10m x 3.02m). Accessed via composite from door with opaque glazing and matching side panels / window. Karndean floor and wooden dog leg stair case to first floor. Under stair storage. Open door access to kitchen and internal door to lounge.

Kitchen

Dimensions: 17' 11" x 10' 0" (5.46m x 3.05m). Approx 5 years old this fabulous kitchen has a modern range of high gloss eye level and base units with complementing work surfaces over and one and a half bowl sink unit with adjustable rinsing tap. Rangemaster oven with 5 ring hob, plate warmer and double oven under. Inset ceiling spotlights plus orangery style roof section allowing plenty of natural light. Door to utility.

Utility

Dimensions: 8' 5" x 7' 3" (2.56m x 2.21m). A range of units matching the kitchen with work surfaces over plus plenty of space for plumbing and appliances. Concealed wall mounted boiler. Rear aspect window.

Lounge

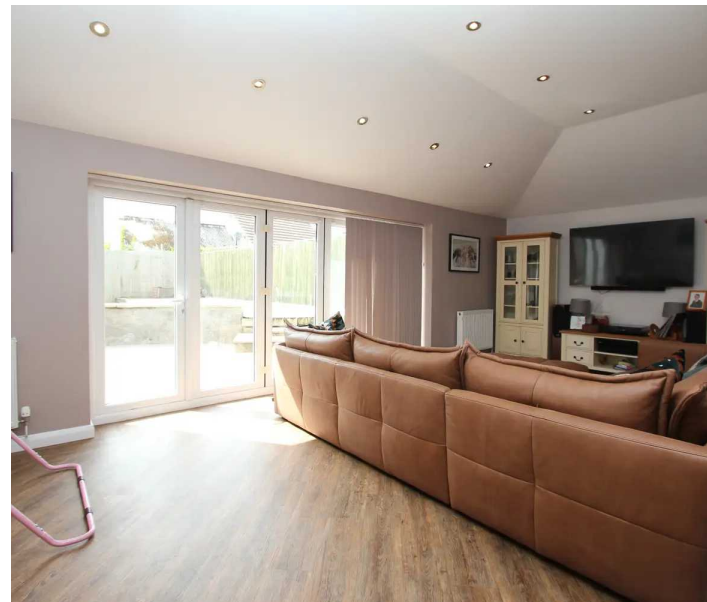
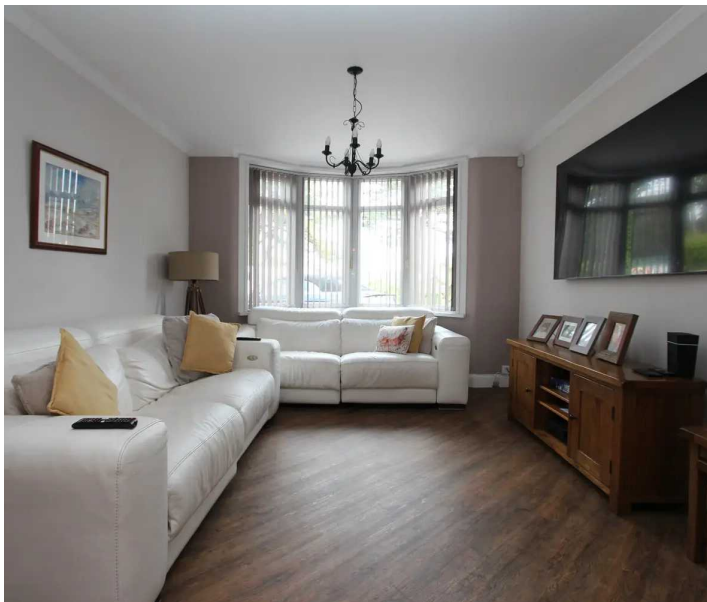
Dimensions: 14' 6" x 11' 10" (4.42m x 3.60m). Continuation of the floor and front aspect bay window. Radiator. Square opening to dining room.

Dining Room

Dimensions: 11' 10" x 11' 10" (3.60m x 3.60m). Continuation of the floor and decor. Log burner set on tiled hearth. Radiator. Further square opening to sitting / family room.

Sitting / Family Room

Dimensions: 24' 9" x 14' 2" (7.54m x 4.31m). A fantastic room with uPVC Bi-fold doors onto the rear garden and continuation of the floor and decor. Inset ceiling lights. Open access / serving hatch to kitchen. Two radiators.





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FRONT GARDEN

An impressive front with interlocking brick paviour providing off road parking for several vehicles. Door to garage. Areas of established shrubs.

REAR GARDEN

A large South Westerly garden with a good size patio comprising of interlocking paviour. A decked section, of good size, borders the artificial lawn. The garden is fully enclosed and has gate / side access.

GARAGE

Triple Garage

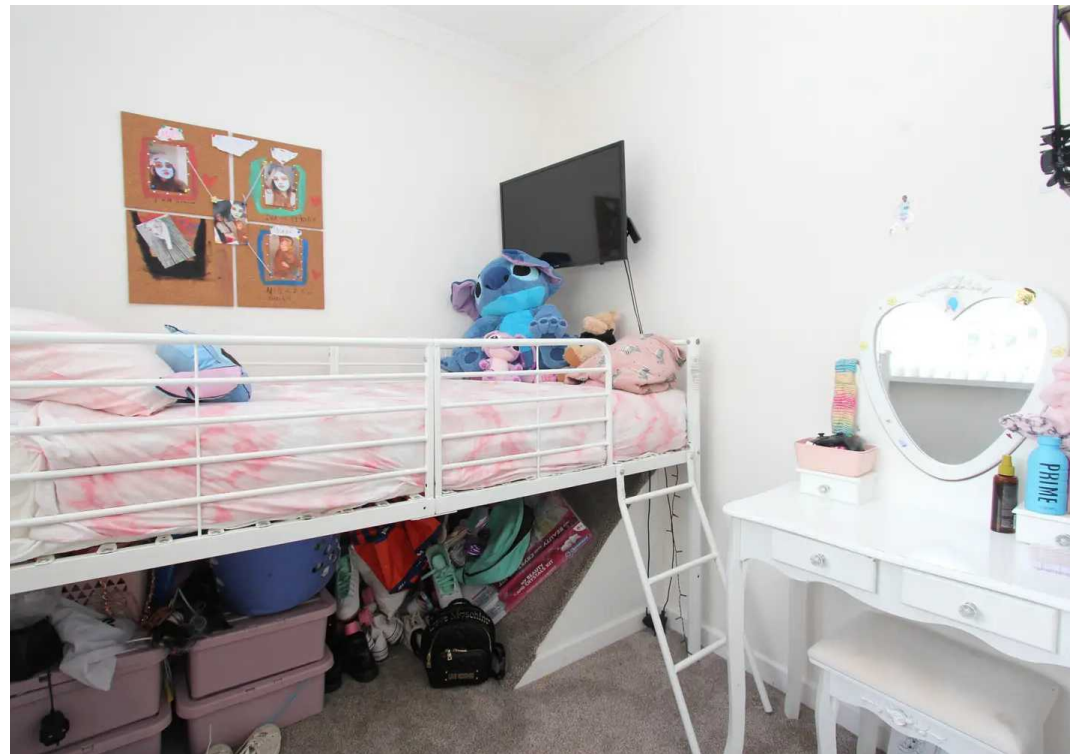
A spacious garage with electric up and over door. Power, lighting and plumbing. Pedestrian door to side / rear. 24' 0" x 13' 0" (7.31m x 3.96m)

ON DRIVE

4 Parking Spaces

An impressive front with interlocking brick paviour providing off road parking for several vehicles. Door to garage. Areas of established shrubs.





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Approximate Gross Internal Area
1959 sq ft - 182 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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