





## 14 Pencoedre Road

Barry, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- MODERN KITCHEN & BATHROOM
- GARAGE & DRIVE
- EPC D63





### **Porch**

Accessed via recent fitted composite front door. Vinyl floor. Glazed door to lounge / family room.

### **Lounge**

14' 2" x 13' 6" (4.32m x 4.11m)

Well presented with front aspect bay window and smooth walls, coved ceiling. Two contemporary anthracite radiators. Laminate effect vinyl. Door to inner hall. Open to dining room / kitchen.

### **Kitchen Diner**

5' 2" x 10' 3" (1.57m x 3.12m)

Continuation of decor and flooring. Dining area with front aspect window. Fully fitted kitchen in white with complementing work surfaces and inset sink unit. Integrated hob, waist level oven and microwave. Space for fridge freezer. Larder style cupboard. Window to side. Door to side garden. Radiator.

### **Hall**

Laminate effect vinyl floor. Doors to three bedrooms and bathroom. Loft access. Two radiators.

### **Bedroom One**

13' 10" x 9' 8" (4.22m x 2.95m)

Double bedroom with laminate floor, side and rear aspect window, plus door to garden. Radiator.

### **Bedroom Two**

11' 4" x 10' 0" (3.45m x 3.05m)

Double bedroom with laminate effect vinyl and side aspect window. Radiator.

### **Bedroom Three**

10' 0" x 7' 8" (3.05m x 2.34m)

Carpeted with side aspect window and radiator. Wall mounted boiler.

### **Bathroom**

9' 9" x 8' 3" (2.97m x 2.51m)

Suite in white comprising P shaped bath with shower over, close coupled WC and wash hand basin. Easy clean splash back walls. Radiator. Opaque window. Vinyl floor. Large storage cupboard





### **FRONT GARDEN**

A low maintenance front with chippings, pathway to side and front and established trees. Gate to either side.

### **REAR GARDEN**

Low maintenance gardens with various areas of artificial grass, chippings and raised seating sections. Door to garage. Gate to front.

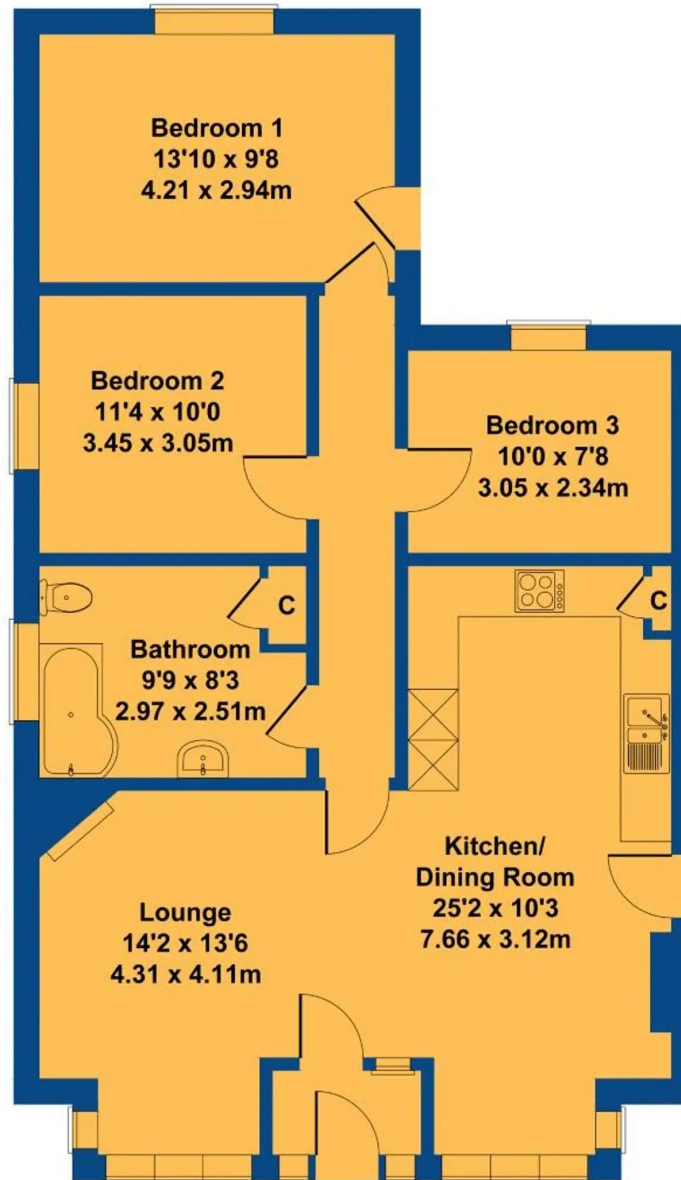
### **OFF ROAD**

1 Parking Space



# 14 Pencoedre Road

Approximate Gross Internal Area  
926 sq ft - 86 sq m



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](mailto:barry@chris-davies.co.uk) • [www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate.