





32 Clos Maes Dyfan

Barry, Barry

No chain, two double bedrooms, generous rear garden, built in 2016 by Persimmon Homes.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 DOUBLE BEDROOM SEMI - NO CHAIN
- OPEN PLAN KITCHEN/LOUNGE/DINER
- CLOAKS/WC AND FAMILY BATHROOM
- VERY WELL PRESENTED THROUGHOUT
- DRIVE, GAS CH, UPVC
- EPC B81
- For further information on broadband and mobile coverage in this area visit checker.ofcom.org.uk/





Entrance Hallway

Accessed via a modern door with opaque glazed panels. A cushion vinyl wood effect flooring leads into the kitchen and a carpeted staircase with handrail leads up to the first floor. Radiator, coat storage, fuse box and heating controls.

Open Plan Lounge and Kitchen

22' 0" x 12' 1" (6.70m x 3.68m)

Initially the kitchen and fitted with contemporary eye level and base units complimented by matching worktops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated four ring gas hob with electric oven under and cooker hood over. There are then recesses for washing machine and upright fridge/freezer as required. A matching breakfast bar to the worktops divide the kitchen and the living space. Cushion vinyl wood effect flooring throughout the room, front uPVC window and handy open under stair storage space. Two radiators and French style UPVC doors leading out to the enclosed rear garden. A panelled door leads to the cloakroom/WC.

Cloakroom WC

4' 11" x 2' 9" (1.50m x 0.84m)

With an easy wipe flooring and white suite comprising close coupled WC with button flush and corner pedestal wash basin with tiled splash back. Radiator and extractor plus light.

Landing

Carpeted matching the stairs and with matching panelled doors giving access to the two double bedrooms and bathrooms. Loft hatch and smoke alarm.





Bedroom One

12' 3" x 8' 8" (3.73m x 2.64m)

A carpeted double bedroom with rear UPVC window and radiator. Heating and water controls.

Bedroom Two

12' 3" x 7' 9" (3.73m x 2.36m)

A carpeted double bedroom with two sets of front UPVC windows. Radiator and a display/storage space over the stairwell.

Bathroom WC

6' 0" x 5' 8" (1.83m x 1.73m)

With a white suite comprising close coupled WC, pedestal basin and bath with mixer shower off the taps. Easy wipe floor covering, ceramic tiled splash backs and sill with side opaque UPVC window. Radiator and extractor.





FRONT GARDEN

Laid to lawn and with a path leading to the front door and the side of the property.

REAR GARDEN

37' 12" x 14' 12" (11.58m x 4.57m)

An enclosed rear garden with areas of patio and false lawn. Enclosed by timber fencing and with a matching gate to the front.

DRIVEWAY

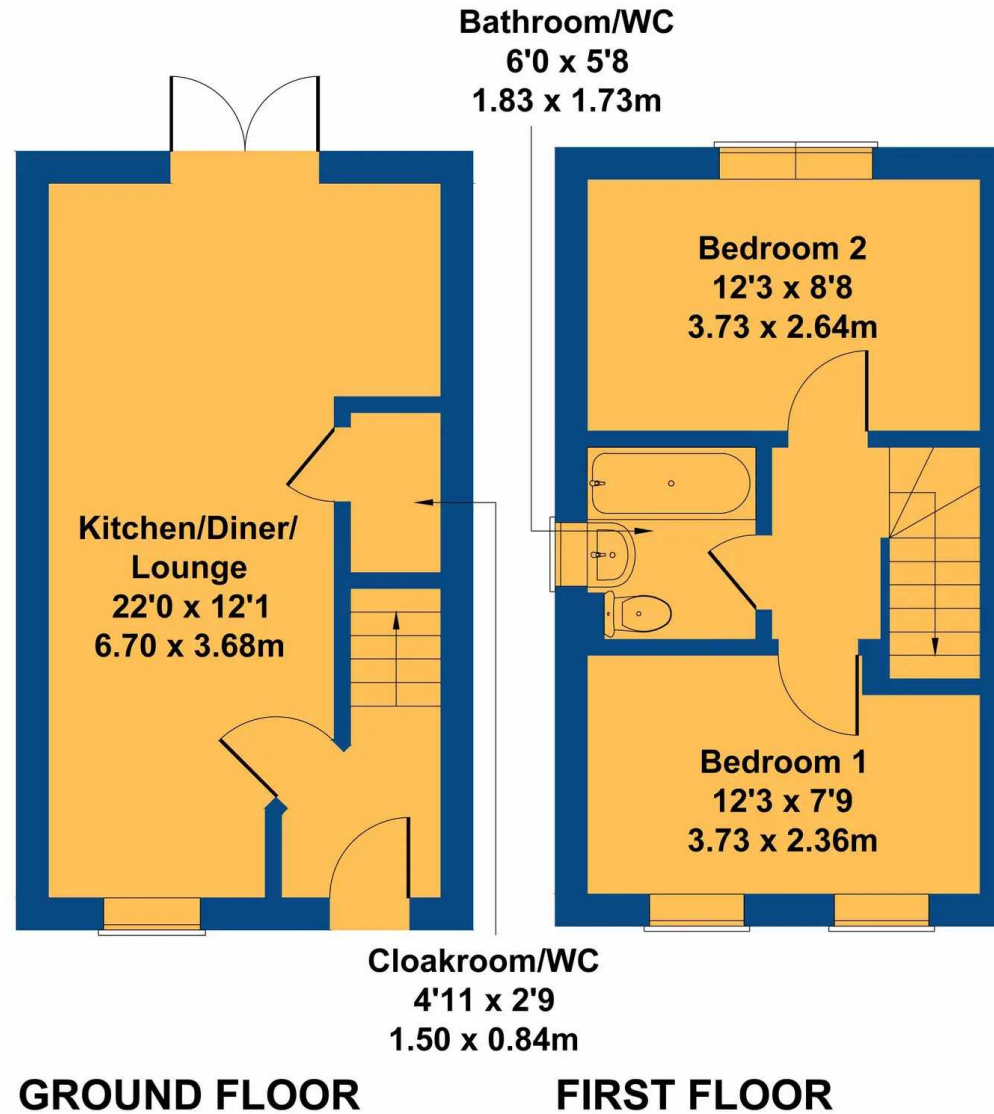
1 Parking Space

Laid to tarmac providing space for one vehicle.



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Approximate Gross Internal Area
527 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2023
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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