





127 Glenbrook Drive

Barry, Barry

Ample parking with a large gravel driveway and garage. Impressive rear garden with patio area and lawn. Well-maintained front garden.

Versatile living with a lounge, kitchen and additional reception, 3 bedrooms, an upstairs bathroom and downstairs WC. Ideal family home with desirable location.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GARAGE
- LARGE DRIVEWAY
- GENEROUS REAR GARDEN
- 3 BEDROOMS
- UPSTAIRS FAMILY BATHROOM PLUS DOWNSTAIRS WC
- IDEAL FAMILY HOME
- LOUNGE, KITCHEN AND ADDITIONAL RECEPTION ROOM
- EPC D65



Hallway

Entrance via a uPVC front door with opaque glazing and a safety chain for added security. Smooth walls and ceiling, laminate wood effect flooring, spotlights, half height tiling and a radiator. Doors leading to the downstairs WC and the lounge.

Downstairs WC

2' 10" x 4' 11" (0.86m x 1.50m)

Smooth walls with half height tiling, a smooth coved ceiling with spotlights and tiled wood effect flooring. White WC with a push button flush and a white vessel basin with a stainless steel mixer tap overtop. Small opaque front aspect window and a radiator. The fuse box (fitted in 2019) is also located in the WC. Electrics are up to date.

Lounge

14' 8" x 14' 9" (4.47m x 4.50m)

Continuation of the wood effect laminate flooring from the hallway, smooth walls and a smooth coved ceiling. Front aspect window and a radiator. Access to the carpeted stairs leading to the first floor landing and a door leading through to the kitchen.

Kitchen

10' 0" x 14' 8" (3.05m x 4.47m)

Wood effect tiled flooring, smooth walls and a smooth coved ceiling with spotlights. Matching eye and base level white gloss vinyl wrapped units with a beautifully complementing wood effect worktop. Subway tiled splashback all around. Integrated four ring stainless steel hob, oven and extractor hood. Space and plumbing for a washing machine, tumble dryer and fridge/freezer. Rear aspect window, modern black vertical radiator and a storage cupboard. Newly installed double opening doors leading to the garden. Archway leading through to the additional reception room.



Second Reception Room

15' 9" x 10' 9" (4.80m x 3.28m)

A fantastic reception room, currently being used as a play room / dining area. Continuation of the wood effect tiled flooring from the kitchen, smooth walls and



Second Reception Room

15' 9" x 10' 9" (4.80m x 3.28m)

A fantastic reception room, currently being used as a play room / dining area. Continuation of the wood effect tiled flooring from the kitchen, smooth walls, a smooth coved ceiling with spotlights and a radiator. Two skylights, a front aspect window and newly fitted double opening doors leading to the garden.

Landing

The carpeted staircase leads to a carpeted landing with a wooden bannister, smooth walls and a smooth coved ceiling. Doors leading off to the family bathroom, bedroom two, a storage cupboard, bedroom one and bedroom three. Access to the partially boarded loft housing the boiler (installed in 2020 with a 10 year warranty).

Family Bathroom

6' 3" x 5' 5" (1.91m x 1.65m)

Vinyl flooring, full height subway wall tiles and an opaque rear aspect window. White button flush WC, a white sink unit attached to a grey vanity with a stainless steel mixer tap. A white bath with a stainless steel mixer tap, a folding shower screen and a thermostatic shower inset with a waterfall shower head and separate rinser. A towel radiator, extractor fan and spotlights.

Bedroom One

8' 2" x 11' 11" (2.49m x 3.63m)

Measurements exclude the depth of the built in wardrobes. Carpeted with smooth walls and a smooth coved ceiling with spotlights. A front aspect window and a radiator.

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

Carpeted with smooth walls and smooth coved ceilings. Rear aspect window and a radiator.

Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)

Measurements exclude the depth of a built in wardrobe. Carpeted with smooth walls and a smooth





FRONT GARDEN

Gravel driveway suitable to park up to three vehicles. Access to a garage via an up and over door. Path leading to the front door. The right hand side is laid to lawn with some well established shrubbery.

REAR GARDEN

Large garden with a patio area featuring wooden planters. The further end of the garden is laid to lawn with surrounding flower beds filled with small trees and well established plants and shrubbery.

DRIVEWAY

3 Parking Spaces

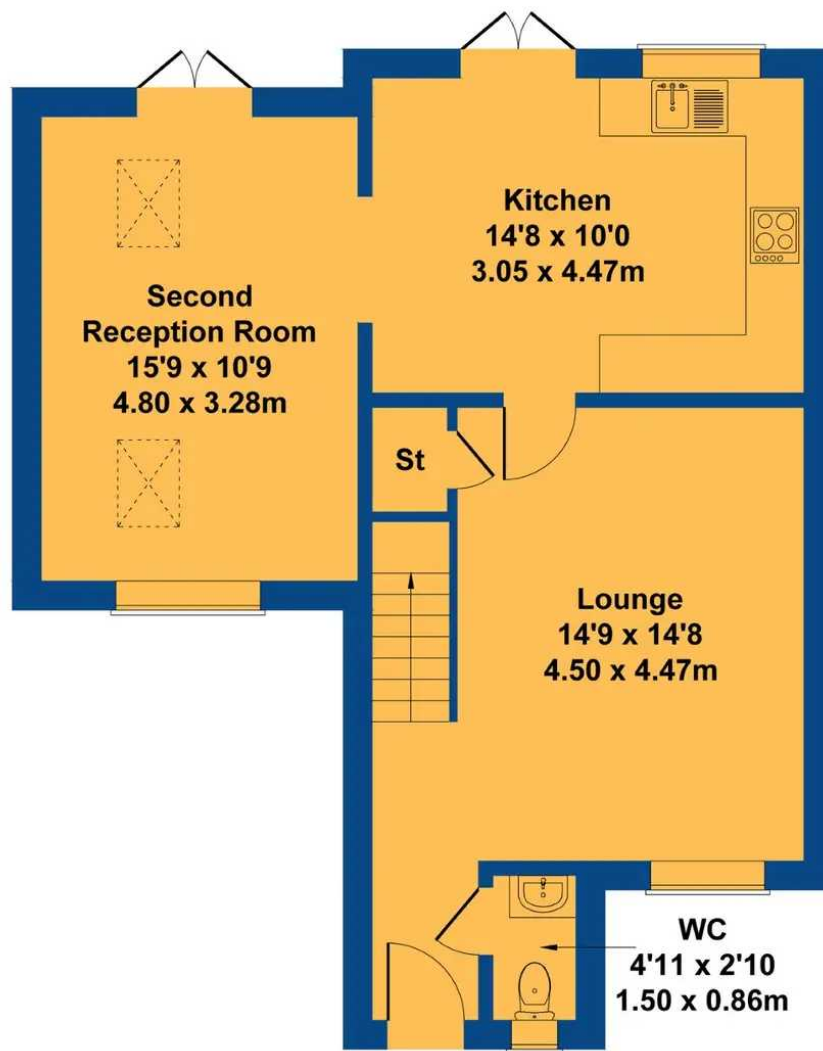
Large gravel driveway with space to park up to three vehicles.





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Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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