





## 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 floor from the kitchen, smooth walls, a





#### **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.

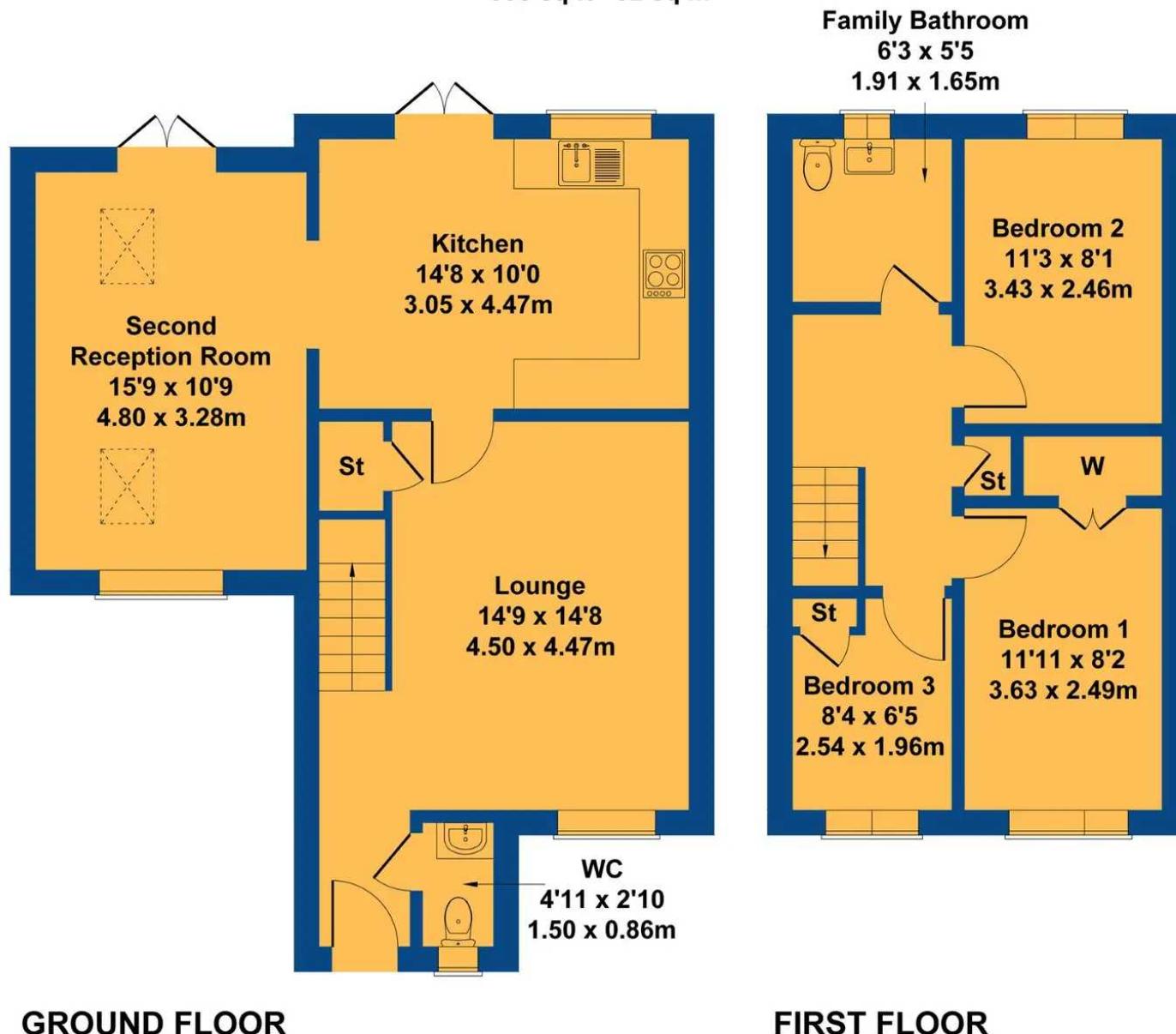




# 127 Glenbrook Drive

Approximate Gross Internal Area

990 sq ft - 92 sq m



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



## Chris Davies Estate Agents

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