





7 Heol Fioled

Barry, Barry

Four bedroom detached house in the highly sought-after Pencoedtre Village. Large front & rear gardens, double garage & driveway for four cars. Perfect family home with ample outdoor space for activities & relaxation.

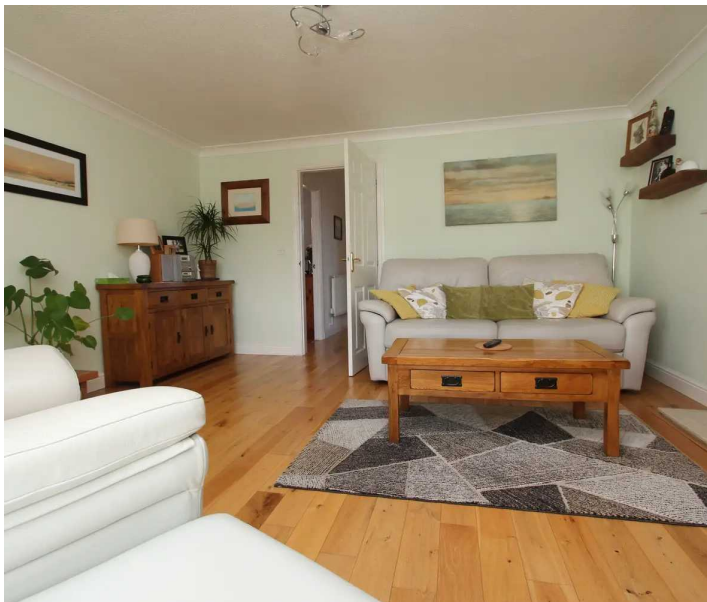
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- FOUR BEDROOMS
- LARGE FRONT AND REAR GARDENS
- DOUBLE GARAGE AND DOUBLE DRIVEWAY
- PERFECT FAMILY HOME
- LOCATED IN THE HIGHLY SOUGHT AFTER PENCOEDTRE VILLAGE
- DOWNSTAIRS WC, FAMILY BATHROOM AND EN-SUITE
- DETACHED PROPERTY
- TRIPLE GLAZED WINDOWS AND DOORS THROUGHOUT
- EPC tbc





Hallway

Entrance via a uPVC front door with two stained glass panels. The hallway has oak wooden flooring, smooth walls, a textured covered ceiling and a radiator. Doors leading to the cloakroom, downstairs WC, kitchen and lounge. Stairs leading to the first floor with under stair storage.

Cloakroom

6' 5" x 6' 11" (1.96m x 2.11m)

Continuation of the oak wooden flooring from the hallway, smooth walls and a textured ceiling. A front aspect window and a radiator.

Downstairs WC

3' 10" x 6' 11" (1.17m x 2.11m)

Grey AquaSeal wood effect flooring, half height wall tiling, smooth walls and a textured ceiling. White WC with a button flush, grey vanity unit with a white sink inset and a stainless steel mixer tap overtop. Side aspect opaque window and a towel radiator.

Lounge

14' 1" x 13' 8" (4.29m x 4.17m)

Continuation of the oak wooden flooring from the hallway, smooth walls and a coved textured ceiling. Large front aspect bay window, a feature fireplace and a radiator. Door leading through to the dining room.

Dining Room

10' 10" x 8' 9" (3.30m x 2.67m)

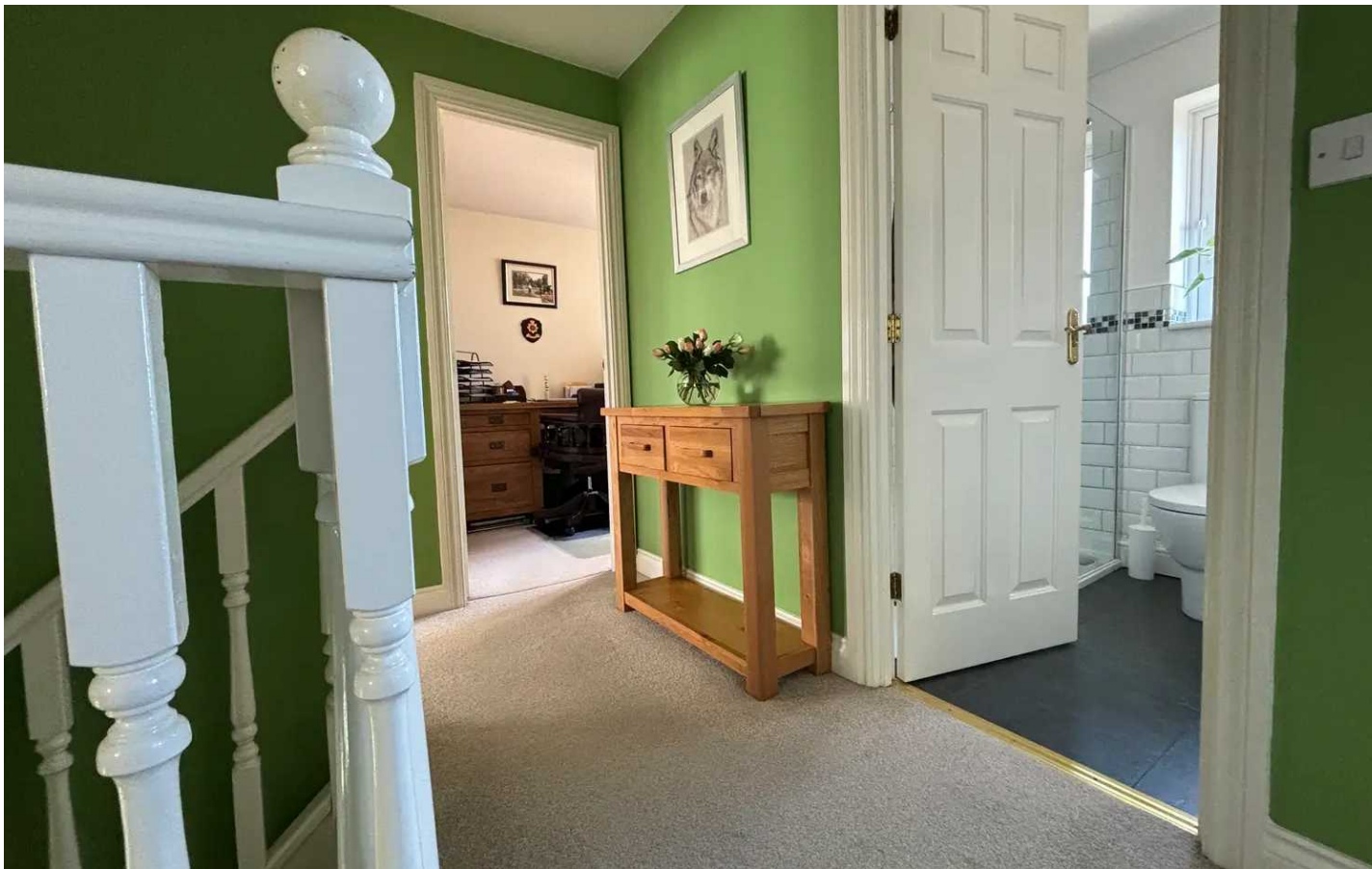
Continuation of the oak wooden flooring from the hallway and lounge, smooth walls and a textured coved ceiling. Double opening doors leading out to the garden and a radiator.

Kitchen

16' 6" x 8' 9" (5.03m x 2.67m)

Wooden effect laminate flooring, smooth walls and a textured ceiling. Doors leading to the hallway and the utility room. Matching eye and base level wooden units with a complementing laminate worktop. Integrated double oven, four ring gas hob and extractor hood. A stainless steel eye and a half





wooden units with a complementing laminate worktop. Integrated double oven, four ring gas hob and extractor hood. A stainless steel one and a half bowled sink with a stainless steel mixer tap overtop. Space and plumbing for a dishwasher. Two rear aspect windows, a radiator and a storage cupboard.

Utility Room

5' 8" x 7' 7" (1.73m x 2.31m)

Continuation of the laminate wooden effect flooring from the kitchen, smooth walls and a textured ceiling. Matching eye and base level wooden units with a complementing laminate worktop (matching the kitchen), a stainless steel sink inset with stainless steel pillar taps overtop. Space and plumbing for a washing machine and a fridge/freezer. Combi-boiler and a radiator. A uPVC door with opaque glazing leads to the garden.

Landing

A carpeted staircase with a wooden bannister leads to the carpeted landing with smooth walls and a textured ceiling. Loft access and a storage cupboard. Doors leading to all bedrooms and the family bathroom.

Bedroom One

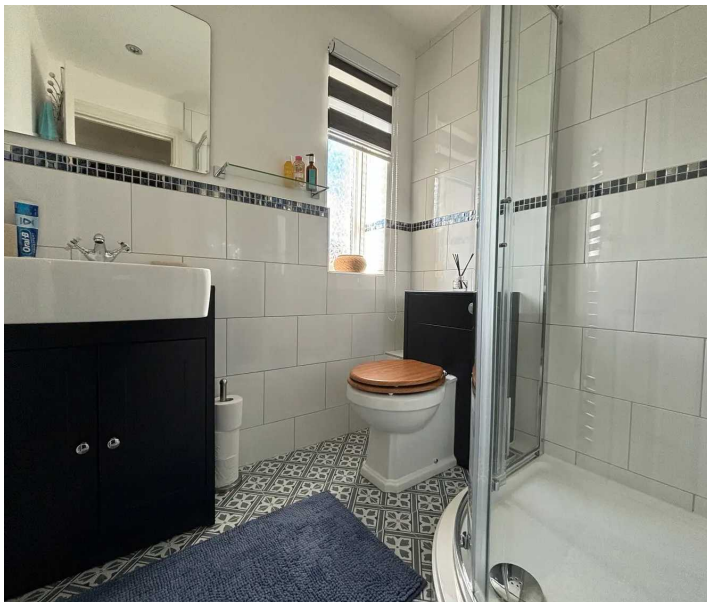
9' 7" x 11' 2" (2.92m x 3.40m)

Carpeted with smooth walls and a textured ceiling. Front aspect window and a radiator. Measurements exclude the depth of the sliding door fitted wardrobes. Door leading to en-suite bathroom.

En-Suite

6' 0" x 5' 2" (1.83m x 1.57m)

Tiled flooring, half height tiling around the en-suite with full height tiling in the shower, smooth walls and a textured ceiling. Walk in shower cubicle with a thermostatic shower inset, waterfall shower head and a separate rinser. White WC with a button flush and a navy vanity unit with a white sink inset and a stainless steel mixer tap over top. An opaque front aspect window, towel radiator, spotlights and an extractor fan.





FRONT GARDEN

A path leads to the front door, the surrounding front garden is mostly laid to lawn, featuring areas of decorative stones complemented by well established shrubbery. The property features a double garage and a double driveway, providing parking for up to four vehicles.

REAR GARDEN

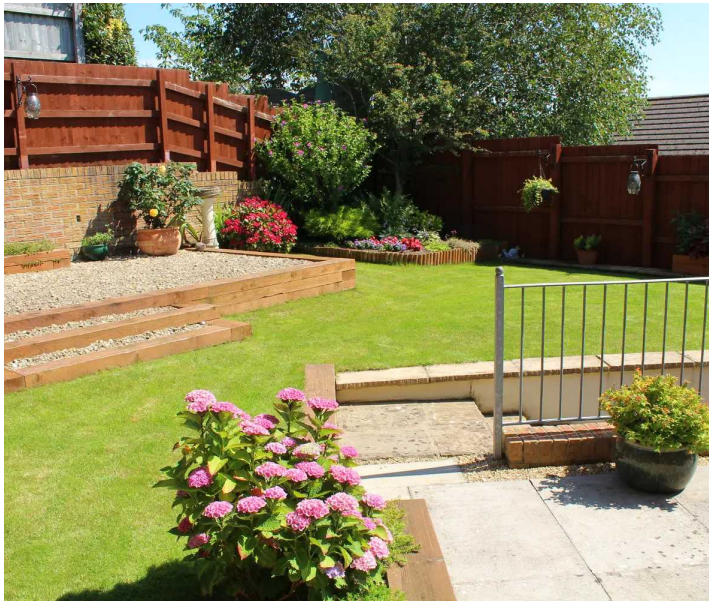
As you come out of the double opening doors from the dining room, you will step onto a well-appointed patio. To the right there are steps leading down to the shed, where you will also find access to the front of the property via a wooden gate. A large portion of the garden is laid to lawn with wooden flower beds featuring well established plants and shrubbery. There is also a raised platform with decorative stones in the centre of the garden. The photos show the garden in all of its glory, in beautiful summertime bloom.

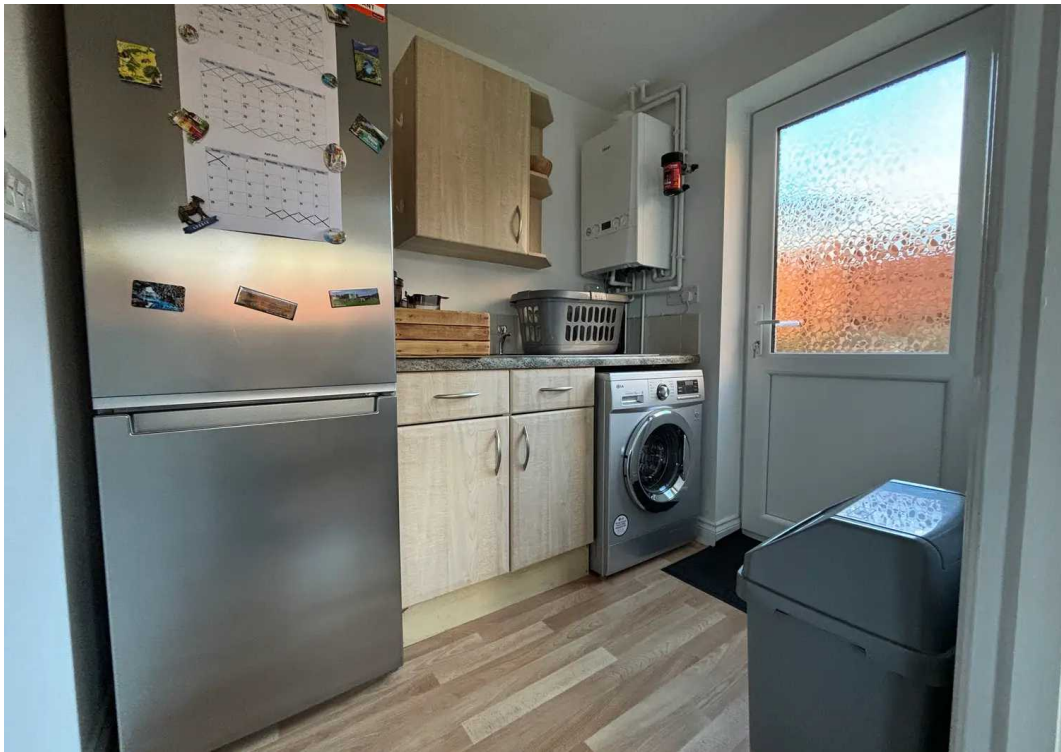
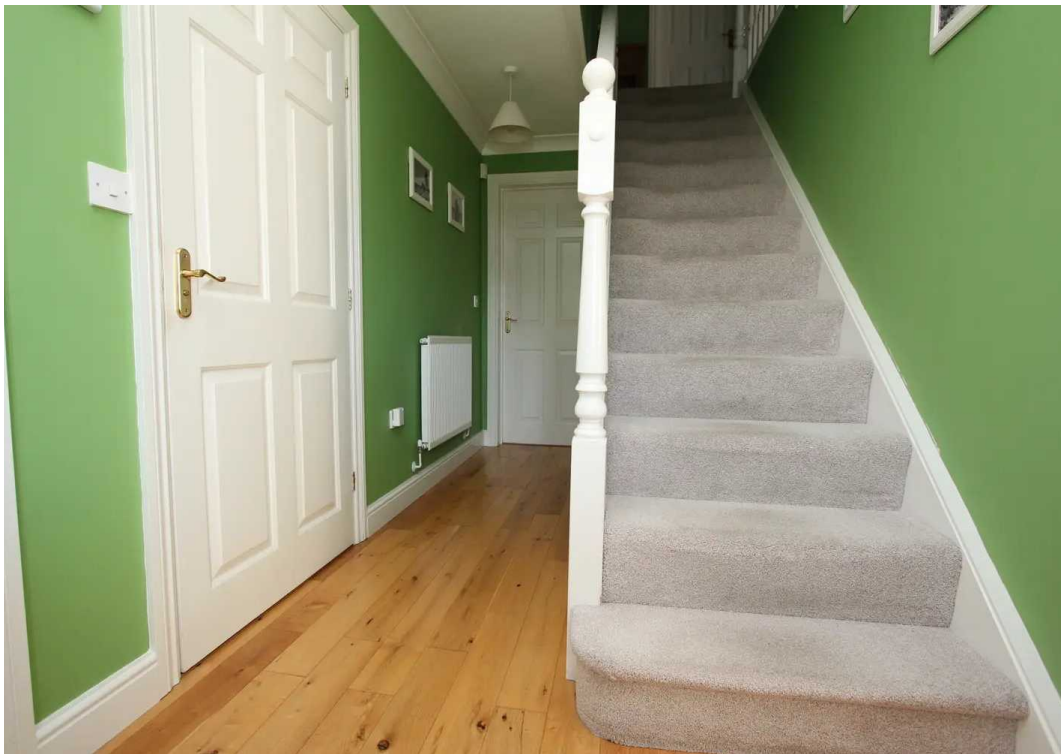
DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

2 Parking Spaces







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