





### 3 Trem Mapgoll

Barry, Barry

Four bed detached family home - no ongoing chain. Drive and double garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN; PENCOEDTRE VILLAGE LOCATION
- FOUR BEDROOMS; THREE RECEPTIONS
- BATHROOM; EN SUITE PLUS DOWNSTAIRS WC
- DOUBLE GARAGE; DRIVEWAY
- ENCLOSED, LARGE REAR GARDEN; SOUTHERLY ASPECT
- EPC C74
- For further information on broadband and mobile coverage in the area <https://checker.ofcom.org.uk/>





### Entrance Hall

Accessed via an external entrance vestibule which is quarry tiled and has canopied weather protection over. Modern front door into hall with initial hard wearing foot wipe area and the remainder being carpeted and matching the stairs. Panelled doors lead to the living room, sitting room, cloakroom WC, handy under stair storage cupboard (with light) and finally the kitchen dining room. (Off the living room is the conservatory). Coved ceiling, fuse box and radiator.

### Living Room

21' 5" x 10' 8" (6.53m x 3.25m)

A large carpeted reception with front window and to the rear French doors leading to the conservatory. Two radiators, coved ceiling and focal point of a modern fireplace which has a pleasant surround with marble back and hearth with coal effect gas fire inset.

### Conservatory

10' 4" x 9' 4" (3.15m x 2.84m)

With a ceramic tile flooring and French style uPVC doors giving access to the rear garden, the conservatory has uPVC window, polycarbonate pitched roof and radiator. Wall light. Distant Channel view.

### Sitting Room

12' 2" x 9' 8" (3.71m x 2.95m)

Another excellent sized carpeted reception room with front window, radiator and coving.

### Cloakroom WC

5' 11" x 2' 10" (1.80m x 0.86m)

With an easy wipe flooring and a white suite comprising WC and corner pedestal basin with tiled splash back. Radiator. Extractor. Alarm panel.

### Kitchen

13' 0" x 9' 7" (3.96m x 2.92m)

With a modern easy wipe flooring and comprehensive range of eye level and base units - these are complemented by marble effect worktops with one and a half bowl stainless steel sink unit inset with





With a modern easy wipe flooring and comprehensive range of eye level and base units - these are complemented by marble effect worktops with one and a half bowl stainless steel sink unit inset with mixer tap. Integrated appliances include 4 ring gas hob with electric oven under and extractor over. Slot in appliance space and space for table and chairs. Rear window with tiled sill matching the splash backs - here there is a distant Channel view. Radiator. Panelled door to utility.

#### Utility

6' 3" x 5' 11" (1.91m x 1.80m)

With continuation of the flooring from the kitchen, the utility has further worktop space, secondary sink unit plus an external partly glazed door to the rear garden. Slot in space for washing machine and tumble dryer as required. Radiator, extractor and wall mounted boiler which fires the gas central heating (the boiler is annually serviced under a service contract).

#### Landing

A central carpeted landing with panelled doors to the four bedrooms, bathroom WC and also the airing cupboard which houses the hot water cylinder system plus slatted shelving. Loft hatch.

#### Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)

Carpeted double bedroom with front window, radiator and range of storage facilities comprising mirror fronted wardrobes, drawers and handy storage cupboard over the stair well. Radiator. Door to en suite.

#### En Suite

6' 2" x 6' 1" (1.88m x 1.85m)

Carpeted and with a white suite comprising WC, wash basin with vanity cupboard under and tiled splash back plus single fully tiled cubicle with shower inset. Opaque front window with tiled sill, radiator, shaver point and mirror. Extractor.

#### Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Carpeted double bedroom with front window, radiator





#### **FRONT GARDEN**

Laid primarily to a lawn with steps bisecting the lawn, leading to the front door. A pathway leads to the side where there is secure access leading to the rear garden.

#### **REAR GARDEN**

An excellent size, perhaps larger than average garden. Initial patio area with steps leading to a large level lawn. The garden is enclosed by well maintained fencing. Handy Cotswold stone chipped area, for potted plants etc. Pedestrian gate leads to the drive and in turn to the detached double garage.

#### **DOUBLE GARAGE**

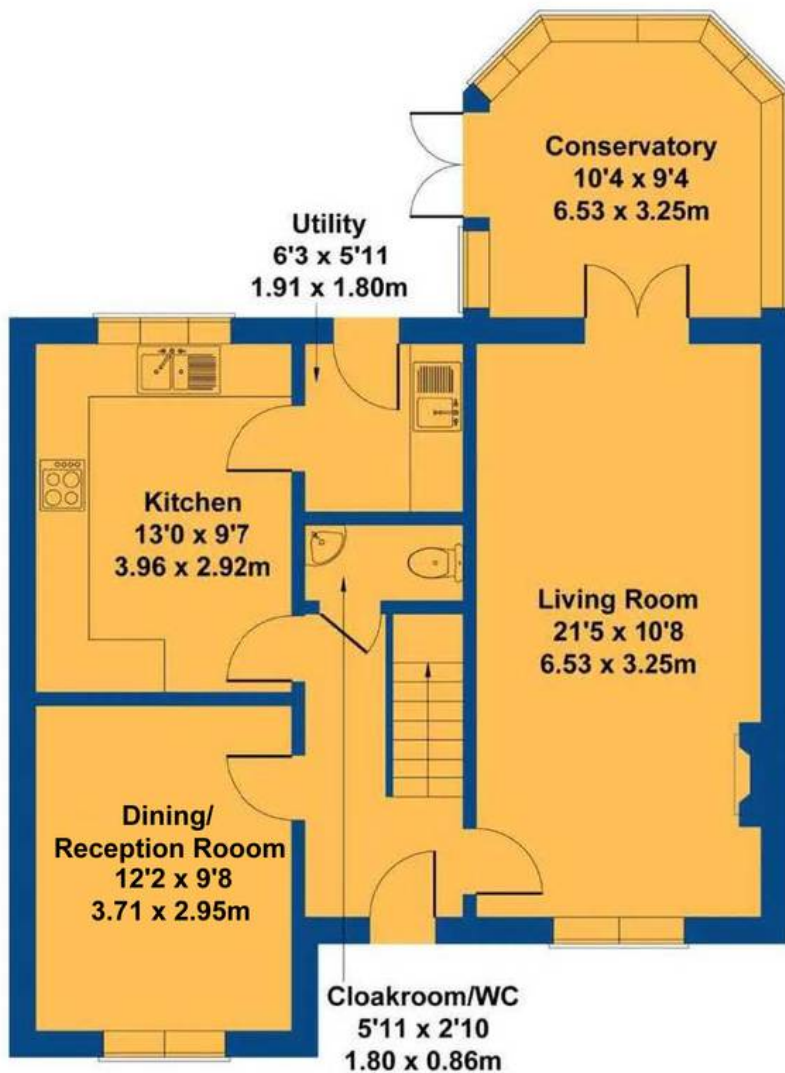
#### **OFF STREET**



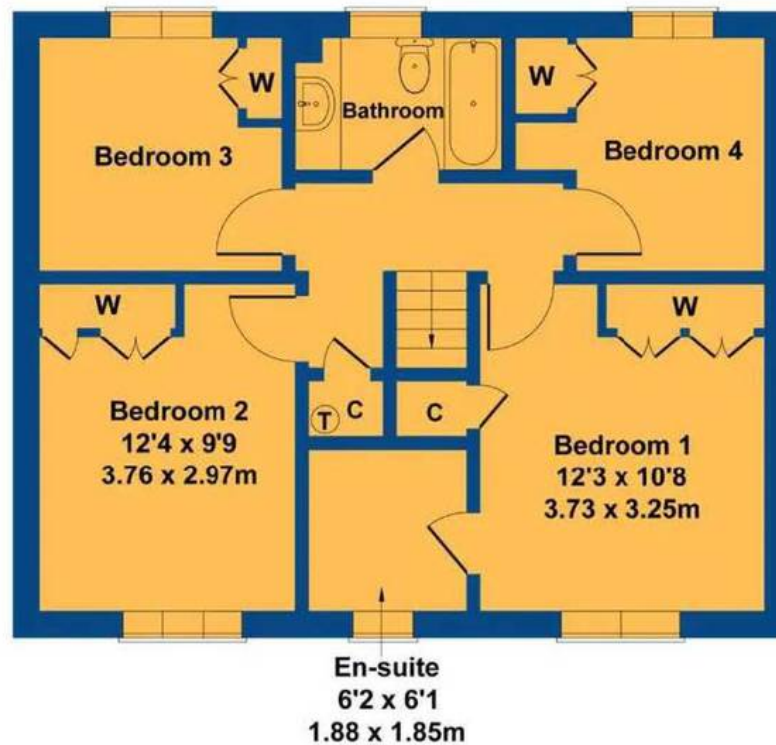


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Approximate Gross Internal Area  
1313 sq ft - 122 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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



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